



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
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<http://ceo.lacounty.gov>

July 8, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:  
ALONDRA PARK POOL/WATER PLAY/SKATE PARK PROJECT  
MITIGATED NEGATIVE DECLARATION  
SPECS. 6857; CAPITAL PROJECT NO. 86749  
( SECOND DISTRICT ) ( 3 VOTES )**

**SUBJECT**

The recommended actions will authorize the Department of Public Works to proceed with demolition, site clearing, and rough grading prior to bidding the project.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Consider the Mitigated Negative Declaration for the Alondra Park Pool/Water Play/Skate Park project together with any comments received during the public review process; find that the Mitigated Negative Declaration and Mitigation Monitoring Plan reflects the independent judgment and analysis of your Board; adopt the Mitigation Monitoring Plan; find that it is adequately designed to ensure compliance with the mitigation measures during project implementation; find on the basis of the whole record before your Board that there is no substantial evidence the project will have a significant effect on the environment; and adopt the Final Mitigated Negative Declaration and Mitigation Monitoring Plan for the project.
2. Adopt the enclosed Greenhouse Gas Impact Addendum to the Final Mitigated Negative Declaration under the California Environmental Quality Act.

*"To Enrich Lives Through Effective And Caring Service"*

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Intra-County Correspondence Sent Electronically Only***

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

3. Authorize the Acting Director of Public Works to use a Board-approved Job Order Contract for the Alondra Park Pool/Water Play/Skate Park demolition, site clearing, and rough grading.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to comply with the California Environmental Quality Act (CEQA) by adopting the Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (Attachment B).

The recommended actions will also allow the Department of Public Works (Public Works) to proceed with the demolition of the existing pool, bathhouse, restrooms, and equipment buildings. This will provide an area for the acceptance of fill material as it becomes available, thereby reducing the costs associated with the fill operation and eliminating any unknown construction issues prior to bidding on the project.

Alondra Park is a community regional park of approximately 84 acres and a service radius of 20 miles located at 3580 West Manhattan Beach Boulevard, Lawndale, California. The project site is in the southern portion of the park on Redondo Beach Boulevard adjacent to El Camino College. The existing pool, bathhouse, and equipment building (constructed in 1960) have exceeded their useful life, contain hazardous materials, and are not energy efficient. The proposed project, in two phases, entails demolishing and replacing the existing facilities with a new 25-yard by 25-meter pool, a 6,000 square-foot pool house and recreation building, a 3,000 square-foot water play area, a 14,000 square-foot skateboard park, a new restroom building, picnic shelter, and various general improvements.

The project will incorporate energy and water conservation efficiency devices, low impact designs, drought tolerant landscaping, and other sustainable green building features that will meet certification requirements of the United States Green Building Council's Leadership Energy and Environmental Design program.

Following completion of construction documents and jurisdictional approvals, we plan to return to your Board to adopt plans and specifications and advertise for bids to construct the project.

Approving the recommended actions will allow Public Works to move forward with the demolition portion of the project. We plan to perform this work using a Job Order Contract previously approved by your Board.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs that we provide Fiscal Responsibility (Goal 4) by investing in public infrastructure and improving the quality of life in the County. The project also addresses Community Services (Goal 6) by improving the quality of life through park improvements. There will be no impact to the County General Fund.

### **FISCAL IMPACT/FINANCING**

The total cost of the project, including plans and specifications, plan check, construction, equipment, consultant services, Civic Art allocations, and County services, is \$19,130,318. Sufficient funds are available in the Fiscal Year 2008-09 Capital Projects Budget under Capital Project No. 86749. The project is funded by \$14,639,318 in net County cost and \$4,491,000 in funds allocated for Enhanced Unincorporated Area Services. The Project Schedule and Budget Summary are included in the Attachment A.

### **Operating Budget Impact**

Following completion of the project in Fiscal Year 2009-10, the Department of Parks and Recreation (Parks and Recreation) anticipates one-time, start-up and ongoing costs to operate the new pool, pool building, water skate park, and skateboard area. Parks and Recreation will work with us to determine the appropriate level of funding when the project nears completion. Request of funds for one-time and ongoing costs will be included in the Parks and Recreation's Fiscal Year 2010-11 New Facilities request.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Not applicable.

### **ENVIRONMENTAL DOCUMENTATION**

An Initial Study (IS) was prepared for this project in compliance with CEQA. The initial study identified potentially significant environmental effects of the project, but prior to the release of the proposed Mitigated Negative Declaration (MND) and initial study for public review, revisions in the project were made or agreed that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The initial study and project revisions showed that there is no substantial evidence, in light of the whole record before the County, that the project, as revised, may have a significant effect on the environment. Based on the initial study and project revisions, an MND was prepared for this project.

Under CEQA, any lead agency preparing an MND must provide a public notice within a reasonable period of time prior to certification of the MND. To comply with this requirement, a public notice was posted at the site for a 30-day public review period, which ended November 2, 2007 (State Clearinghouse No. 2007101014). Copies of the MND were also provided to the Los Angeles County Public Library, City of Torrance Library, City of Redondo Beach Library, and the Lawndale Library for public review. The comments received on the draft MND did not require a response, but were included within the final MND. A Mitigation Monitoring and Reporting Plan was prepared and will be implemented prior to and during construction.

The California Global Warming Solutions Act of 2006 (AB 32) addresses the reduction of greenhouse gas emissions. As a result of this Act, an addendum was prepared to the Alondra MND to show compliance with AB 32.

The proposed project's impacts to greenhouse gas emissions from construction and operations are considered less than significant. The conclusions in this IS/MND addendum are consistent with the conclusions provided in the previously circulated IS/MND and provides a factual basis that the proposed project will not have a significant effect on the environment with the implementation of additional mitigation measures. The previously circulated IS/MND and associated addendum presents the appropriate level of analysis in accordance with CEQA Section 15063(c)(5).

The location of the documents and other materials constituting the record of the proceedings upon which your Board's decision is based in this matter is Public Works, Project Management Division II, 900 South Fremont Avenue, 5th Floor, Alhambra, California 91803. The custodian of such documents and materials is Mr. James Kearns.

The project is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. Upon your Board's adoption of the MND, Public Works will file a Notice of Determination in accordance with Section 21152(a) of the California Public Resources Code and pay the required filing and processing fees with the Registrar-Recorder/County Clerk in the amount of \$1,850.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be no negative impact on current County services or projects during the performance of the recommended services.



The Honorable Board of Supervisors  
July 8, 2008  
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The Alondra Park Pool will be closed from May 2008 to May 2010 for the park's improvements. Other pools in close proximity to Alondra Park are available for the 2008-09 swim season.

**CONTRACTING**

Not applicable.

**CONCLUSION**

Please return one adopted, stamped copy of this letter to Chief Executive Office, Capital Projects Division, one to the Department of Public Works, Project Management Division II, and one to the Civic Arts Commission.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer

WTJ:DDE:DL  
JSE:DJT:CY:zu

**Attachments**

c: Auditor-Controller  
Civic Arts Commission  
County Counsel  
Department of Parks and Recreation  
Department of Public Works  
Office of Affirmative Action Compliance

July 8, 2008

**ATTACHMENT A**

**DEPARTMENT OF PUBLIC WORKS:  
ALONDRA PARK POOL/WATER PLAY/SKATE PARK PROJECT  
MITIGATED NEGATIVE DECLARATION  
SPECS. 6857; CAPITAL PROJECT NO. 86749  
(SUPERVISORIAL DISTRICT 2) (3 VOTES)**

**I. PROJECT SCHEDULE**

<b>Project Activity</b>	<b>Scheduled Completion Date</b>	<b>Revised Completion Date</b>
Project Program Validation		
Design		
Contract Execution	03/27/07*	
Construction Documents	03/20/08	08/07/08
Jurisdictional Approvals	04/29/08	10/20/08
JOC Demolition NTP		07/21/08
Construction Bid and Award	08/19/08	02/10/09
Construction		
JOC Demolition		10/20/08
Substantial Completion	03/21/10	05/24/10
Construction Completion	04/20/10	06/23/10
Acceptance	05/19/10	11/10/10

\*Indicates completed activities

## II. PROJECT BUDGET SUMMARY

Budget Category	Proposed Project Budget
Land Acquisition	N/A
Construction	
(a) Construction Contract	\$ 12,720,000
(b) Change Order Contingency	1,286,220
(c) Civic Art	\$ 142,200
Subtotal	\$ 14,148,420
Equipment	N/A
Plans and Specifications	\$ 1,500,000
Consultant Services	\$ 760,000
Miscellaneous Expenditures	\$ 70,000
Plans Check and Jurisdictional Reviews	\$ 125,000
County Services	\$ 2,526,898
<b>TOTAL</b>	<b>\$ 19,130,318</b>

July 8, 2008

**ATTACHMENT B**

**DEPARTMENT OF PUBLIC WORKS:  
ALONDRA PARK POOL/WATER PLAY/SKATE PARK PROJECT  
MITIGATED NEGATIVE DECLARATION  
SPECS. 6857; CAPITAL PROJECT NO. 86749  
(SECOND DISTRICT) (3 VOTES)**

**NOTICE OF DETERMINATION FINAL INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION**

**Initial Study / Mitigated Negative Declaration  
Addendum**

**Alondra Community Regional Park Upgrades Project  
Greenhouse Gas Impact Discussion**

**SCH# 2007101014**

Prepared for:

Los Angeles County Department of Public Works  
Project Management Division II, 5th Floor  
900 South Fremont Avenue  
Alhambra, CA 91803

Prepared by:

Environmental Science Associates  
707 Wilshire Boulevard Suite 1450  
Los Angeles, CA 90017

June 2008

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# CHAPTER 1

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## Executive Summary

### 1.1 Introduction

The Los Angeles County Department of Public Works (LACDPW) (applicant) is proposing to upgrade the facilities located within Alondra Community Regional Park, also referred to as “Alondra Park” or “proposed project”. The improvements are required to upgrade facilities in need of repair. The Alondra Community Regional Park encompasses approximately 84 acres of land and includes a children’s play area, an urban lake, gymnasium, lighted baseball/softball fields, multipurpose room with kitchen, picnic areas with barbeque braziers, a swimming pool (currently unused), and a volleyball court. The improvement would be located to the north of the existing parking lot on approximately 1.5 acres and would include redevelopment of the existing swimming pool and picnic area and construction of a new pool house, water play area, recreational office, and skateboard park.

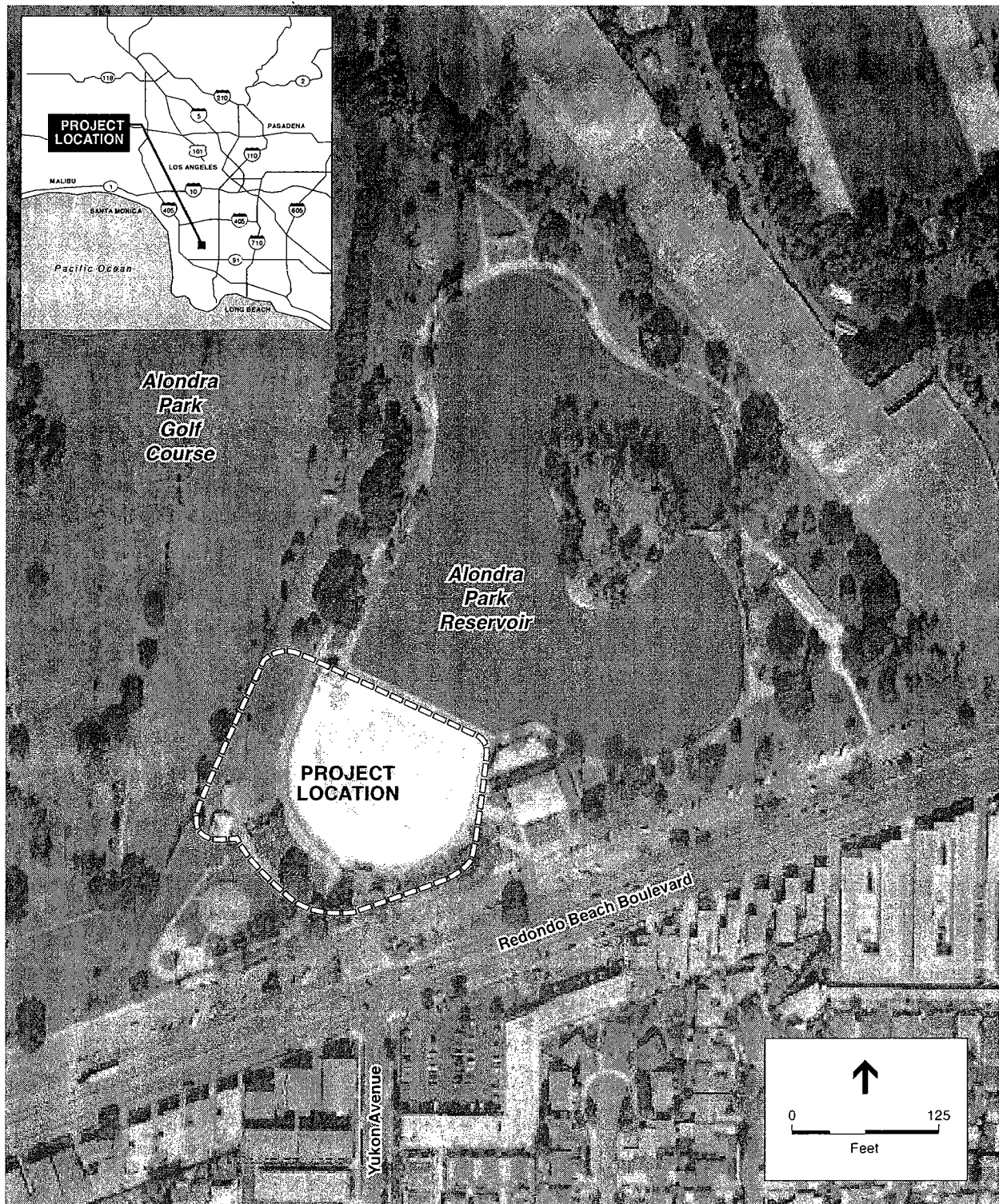
During the initial California Environmental Quality Act (CEQA) review process, it was determined that potential impacts would be less than significant with the implementation of mitigation measures. As a result, this Initial Study/Mitigated Negative Declaration (IS/MND) was considered the appropriate documentation for the proposed project. The IS/MND was submitted to the State Clearinghouse (No. 2007101014) on October 2, 2007. This addendum to the IS/MND results from policy and regulations pertaining to greenhouse emissions, such as the California Global Warming Solutions Act of 2006 (Assembly Bill No. 32; California Health and Safety Code Division 25.5, Sections 38500, et seq., or AB 32).

The conclusions in this IS/MND addendum are consistent with the conclusions provided in the previously circulated IS/MND and provides a factual basis that the proposed project will not have a significant effect on the environment with the implementation of mitigation measures. As such, in accordance with CEQA Section 15063(c)(5), the previously circulated IS/MND and associated addendum presents the appropriate level of analysis.

### 1.2 Project Location

The proposed project is located in Lawndale, California, to the east of Interstate 405 (I-405). The park is bordered by Prairie Avenue to the west, West Manhattan Beach Boulevard to the north, Redondo Beach Boulevard to the south, and El Camino College to the east (refer to **Figure 1**). The address of Alondra Community Regional Park is 3850 West Manhattan Beach Boulevard.





SOURCE: GlobeXplorer 01-02-06; ESA, 2007.

Alondra Park . 206454.02

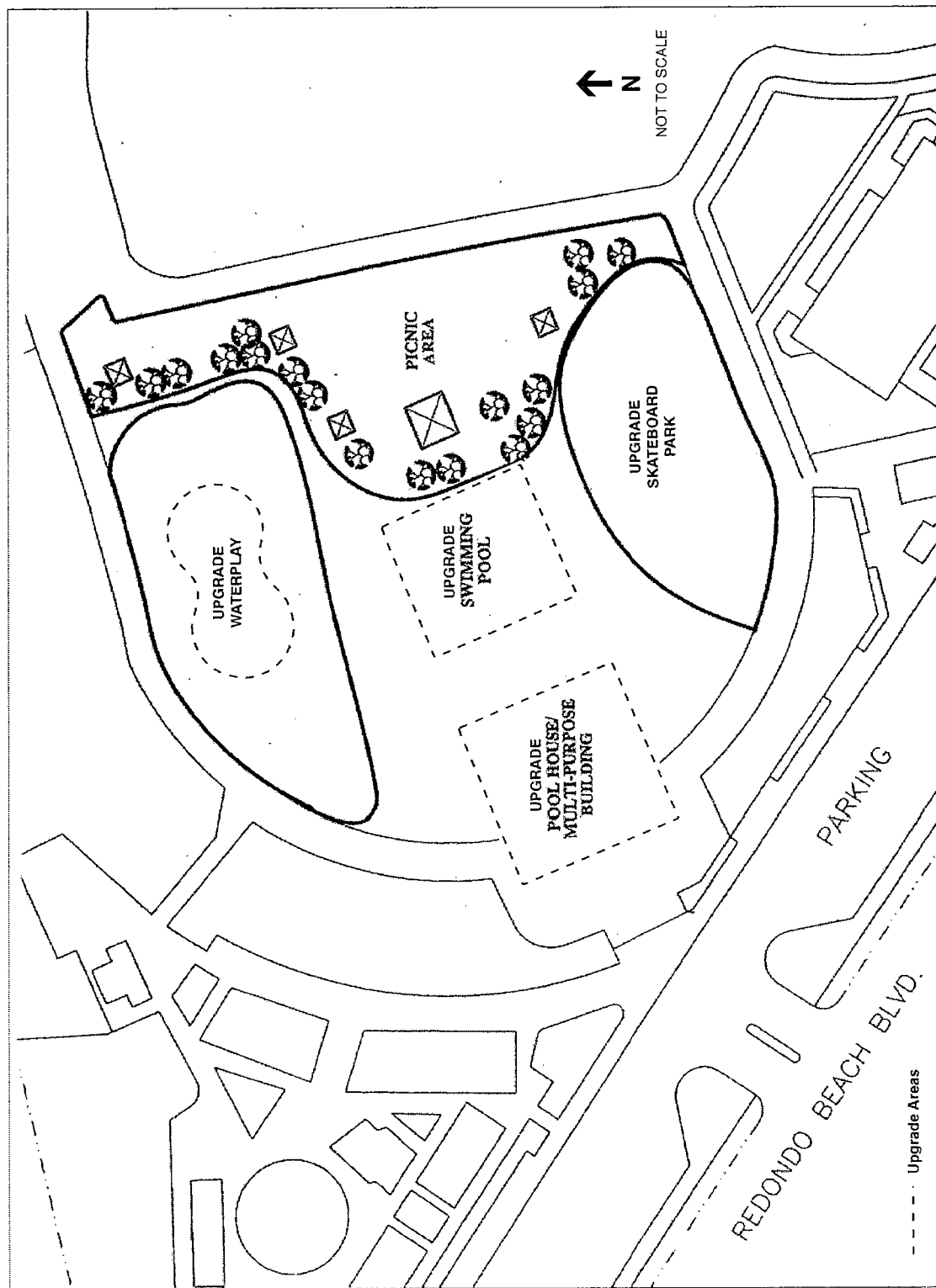
**Figure 1**  
Project Location Map

## 1.3 Project Components and Design Features

The project site currently contains an empty concrete swimming pool, an urban lake (Alondra Park Reservoir), children's play area, picnic areas, and pedestrian walkways. The site also includes a gymnasium, lighted baseball/softball fields, a multipurpose room, barbeque braziers, several benches, and an open area with metal netting polls for volleyball. The parking lot is located to the north of Redondo Beach Boulevard. The pool is fenced and is currently empty and unused. The existing children's play area is located to the southeast of the pool with the picnic area located to the northeast of the pool. The picnic benches are located on a grassy area with trees and a view of the lake.

The proposed improvements would be located to the north of the existing parking lot on approximately 1.5 acres and would include redevelopment of the existing swimming pool, and construction of a pool house, water-play splash area, skateboard park, picnic area, and restroom building (see **Figure 2**). Construction would begin in late summer/fall 2009 and would continue for approximately 20 months. Initially, the existing restroom buildings would be demolished followed by redevelopment of the swimming area. Grading would be implemented as required to re-grade disturbed areas, to provide drainage, and to allow for utility upgrades. The applicant has proposed the following improvements:

- Demolish the existing restroom building and chlorine building, both located in the western area of the project site adjacent to the current play area;
- Redevelop the swimming pool to be a competitive swimming, diving, and water polo training pool (approximately 25 yards x 25 meters);
- Construct lifeguard towers adjacent to and surrounding the pool;
- Construct a pool house/recreation office which would be approximately 6,000 square feet and would include a public counter, staff control area with an office, a conference area, interior and exterior restrooms, changing rooms, and storage;
- Create a water play splash area which would be approximately 4,000 square feet with multiple interactive features. The water play/splash area would also be located within 100 feet of the nearest restroom;
- Construct an in-ground skateboard park which would be approximately 14,000 square feet and would have lighting and appropriate fencing; and
- Improve picnic areas with shade structures large enough to accommodate a group of around 100 people and smaller shade structures that can accommodate approximately 16-



Alondra Park - 206454.02  
**Figure 2**  
 Conceptual Site Plan

SOURCE: LACDPW, 2006.

## **CHAPTER 2**

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### **Initial Study Addendum**

#### **2.1 Environmental Setting**

The proposed project site is located within the South Coast Air Basin (SCAB), an approximately 6,745-square-mile area bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The SCAB includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, in addition to the San Geronio Pass area in Riverside County. The Basin is a coastal plain with connecting broad valleys and low hills, and its terrain and geographical location determine its distinctive climate. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific, resulting in a mild Mediterranean climate tempered by cool sea breezes with light average wind speeds. The usually mild pattern of the climate is interrupted occasionally by periods of extremely hot weather, winter storms, or Santa Ana winds.

Sources of air emissions can be categorized as either stationary or mobile sources. Stationary sources occur at an identified location and are usually associated with manufacturing and industry. The Alondra Community Regional contains recreational land uses, and the primary source of air pollutants resulting from such land uses is mobile sources (e.g., motor vehicles and trucks that traverse the local roadway network). Additional emission sources from recreational land uses are typically maintenance related (e.g. landscaping and lawn care equipment and painting activities) as well as indirect emissions result from electricity generation to provide electricity to the site operation.

The accumulation of greenhouse gas emissions has contributed to an increase in the temperature of the earth's atmosphere and contributed to global climate change. The principal greenhouse gases are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> is the reference gas for climate change because it is the predominant greenhouse gas emitted. Project construction would result in greenhouse emissions, primarily CO<sub>2</sub>, emitted by trucks and earthmoving equipment. The consumption of fossil fuels to generate electricity to operate proposed project components would create greenhouse gas emissions during operations.

#### **2.2 Regulatory Setting**

In September 2002, Governor Gray Davis signed Assembly Bill (AB) 1493 requiring the development and adoption of regulations to achieve "the maximum feasible reduction of

greenhouse gases” emitted by noncommercial passenger vehicles, light-duty trucks, and other vehicles used primarily for personal transportation in the State. In 2005, in recognition of California’s vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which sets forth a series of target dates by which statewide emissions of greenhouse gas would be progressively reduced, as follows:

- By 2010, reduce greenhouse gas emissions to 2000 levels;
- By 2020, reduce greenhouse gas emissions to 1990 levels; and
- By 2050, reduce greenhouse gas emissions to 80 percent below 1990 levels.

In response to Executive Order S-3-05, the Secretary of the California Environmental Agency (Cal EPA) created the Climate Action Team (CAT), which, in March 2006, published the Climate Action Team Report to Governor Schwarzenegger and the Legislature (the “2006 CAT Report”). The 2006 CAT Report identifies strategies that the State could pursue to reduce climate change greenhouse gas emissions. These are strategies that could be implemented by various State agencies to ensure that the Governor’s targets are met and can be met with existing authority of the State agencies.

In June 2007, California Air Resource Board (CARB) directed staff to pursue 37 early actions for reducing greenhouse gas emissions under the California Global Warming Solutions Act of 2006 (AB 32.) The broad spectrum of strategies to be developed – including a Low Carbon Fuel Standard, regulations for refrigerants with high global warming potentials, guidance and protocols for local governments to facilitate greenhouse gas reductions, and green ports – reflects the seriousness of the threat of climate change and the need for action as soon as possible (CARB, 2007a). CARB staff has evaluated all 48 recommendations submitted by several stakeholder and several internally-generated staff ideas, which were published in the *Draft List of Early Action Measures To Reduce Greenhouse Gas Emissions In California Recommended For Board Consideration* in September 2007 (CARB, 2007b). Based on its additional analysis, CARB staff is recommending the expansion of the early action list to a total of 44 measures. These measures are presented in **Table 2.1**.

The 2020 target reductions are currently estimated to be 174 million metric tons of CO<sub>2</sub> equivalent (MMTCO<sub>2</sub>E). In total, the 44 recommended early actions provided in Table 2.1 have the potential to reduce greenhouse gas emissions by at least 42 MMTCO<sub>2</sub>E emissions by 2020, representing about 25 percent of the estimated reductions needed by 2020. CARB staff is working on 1990 and 2020 greenhouse gas emission inventories in order to refine the projected reductions needed by 2020 and expects to present its recommendations to CARB by the end of 2007. The 44 measures address various sectors, including fuels, transportation, forestry, agriculture, education, energy efficiency, commercial, solid waste, cement, oil and gas, electricity, and fire suppression.

In addition to identifying early actions to reduce greenhouse gas, CARB is also developing the greenhouse gas mandatory reporting regulation that is required by January 1, 2008 pursuant to the

**TABLE 2.1**  
**RECOMMENDED AB 32 GREENHOUSE GAS MEASURES TO BE INITIATED BY CARB**  
**BETWEEN 2007 AND 2012**

ID #	Sector	Strategy Name	ID #	Sector	Strategy Name
1	Fuels	Above Ground Storage Tanks	23	Commercial	SF <sub>6</sub> reductions from the non-electric sector
2	Transportation	Diesel – Off-road equipment (non-agricultural)	24	Transportation	Tire inflation program
3	Forestry	Forestry protocol endorsement	25	Transportation	Cool automobile paints
4	Transportation	Diesel – Port trucks	26	Cement	Cement (A): Blended cements
5	Transportation	Diesel – Vessel main engine fuel specifications	27	Cement	Cement (B): Energy efficiency of California cement facilities
6	Transportation	Diesel – Commercial harbor craft	28	Transportation	Ban on HFC release from Motor Vehicle AC service / dismantling
7	Transportation	Green ports	29	Transportation	Diesel – off-road equipment (agricultural)
8	Agriculture	Manure management (methane digester protocol)	30	Transportation	Add AC leak tightness test and repair to Smog Check
9	Education	Local government greenhouse gas reduction guidance / protocols	31	Agriculture	Research on greenhouse gas reductions from nitrogen land applications
10	Education	Business greenhouse gas reduction guidance / protocols	32	Commercial	Specifications for commercial refrigeration
11	Energy Efficiency	Cool communities program	33	Oil and Gas	Reduction in venting / leaks from oil and gas systems
12	Commercial	Reduce high Global Warming Potential (GWP) greenhouse gas s in products	34	Transportation	Requirement of low-GWP greenhouse gas s for new Motor Vehicle ACs
13	Commercial	Reduction of PFCs from semiconductor industry	35	Transportation	Hybridization of medium and heavy-duty diesel vehicles
14	Transportation	SmartWay truck efficiency	36	Electricity	Reduction of SF <sub>6</sub> in electricity generation
15	Transportation	Low Carbon Fuel Standard (LCFS)	37	Commercial	High GWP refrigerant tracking, reporting and recovery program
16	Transportation	Reduction of HFC-134a from DIY Motor Vehicle AC servicing	38	Commercial	Foam recovery / destruction program
17	Waste	Improved landfill gas capture	39	Fire Suppression	Alternative suppressants in fire protection systems
18	Fuels	Gasoline disperser hose replacement	40	Transportation	Strengthen light-duty vehicle standards
19	Flues	Portable outboard marine tanks	41	Transportation	Truck stop electrification with incentives for truckers
20	Transportation	Standards for off-cycle driving conditions	42	Transportation	Diesel – Vessel speed reductions
21	Transportation	Diesel – Privately owned on-road trucks	43	Transportation	Transportation refrigeration – electric standby
22	Transportation	Anti-idling enforcement	44	Agriculture	Electrification of stationary agricultural engines

SOURCE: CARB, 2007c.

requirements of AB 32. These regulations are expected to require reporting for certain types of facilities that make up the bulk of the stationary source emissions in California.

Currently, the draft regulation language identifies major facilities as those that generate more than 25,000 metric tons of CO<sub>2</sub> per year (CO<sub>2</sub>/yr.) This reporting limit is consistent with European Union reporting limits. Cement plants, oil refineries, electric generating facilities/providers, co-generation facilities, and hydrogen plants and other stationary combustion sources that emit more than 25,000 MT CO<sub>2</sub>/yr, make up 94 percent of the point source CO<sub>2</sub> emissions in California (CARB, 2007c).

In May 2008, the California Department of Justice published the *California Environmental Quality Act Addressing Global Warming Impacts at the Local Agency Level* to assist local agencies with implementing duties under CEQA as they relate to global warming. Included in this document are various measures that may reduce the global warming related impacts of a project. As appropriate, the measures can be included as design features of a project, required as changes to the project, or imposed as mitigation (whether undertaken directly by the project proponent or funded by mitigation fees). The measures set forth in the document are examples; the list is not intended to be exhaustive.

## 2.3 Impacts and Mitigation Measures

### Significance Criteria

The criteria used to determine the significance of the proposed project's greenhouse emissions resulting from construction and operation are as follows:

- (a) Conflict with the state goal of reducing greenhouse gas emissions in California to 1990 levels by 2020, as set forth by the timetable established in AB 32, California Global Warming Solutions Act of 2006.

### Project Impacts (Construction and Operation)

Construction is scheduled to begin in late summer/fall 2008, and would continue for approximately 20 months. Construction of the proposed project would generate greenhouse emissions from demolition, excavation, and construction activities. Greenhouse emissions were compiled using URBEMIS 2007 (version 9.2.4), which is an emissions estimation/evaluation model developed by CARB, as well as the *General Reporting Protocol* of the California Climate Action Registry, and latest global warming potentials of the International Panel on Climate Change. **Appendix A** provides details of the URBEMIS outputs for both construction and operational emissions. As provided in Appendix A, the emissions of CO<sub>2</sub> from construction would be approximately 5,963 pounds per day (lb/day) or 445 tons per year (tpy). This information is consistent with the CO<sub>2</sub> emission data provided on page 2-10 of the previously circulated IS/MND. In addition, the URBEMIS outputs provided in Appendix A show the highest daily emissions of CO<sub>2</sub> from project operations to be 150 lbs/day or 29 tpy. This information is consistent with the CO<sub>2</sub> emission data provided on page 2-11 of the circulated IS/MND. Project-related emissions of greenhouse gases are presented in **Table 2.2** below. As shown, CO<sub>2</sub>E emissions are approximately 65 tpy during construction and 210 tpy for project operations.

**TABLE 2.2**  
**ESTIMATED EMISSIONS OF GREENHOUSE GASES FROM THE PROPOSED PROJECT**

Emission Source	Emissions (metric tons of CO <sub>2</sub> E per year)				Total
	Transportation <sup>a</sup>	Onsite Area Sources <sup>a,c</sup>	Electricity Generation <sup>b</sup>	Solid Waste Disposal <sup>b</sup>	
Construction					
Net increase	20	<1	31	5	65
Operation					
Net increase	168	6	31	5	210

<sup>a</sup> Based on URBEMIS2007 modeling for the proposed project.

<sup>b</sup> Based on statewide population based emission rates and population estimates for the proposed project.

<sup>c</sup> Includes emissions from natural gas combustion for space and water heating, fireplaces and landscape maintenance.

SOURCE: ESA, 2008.

The greenhouse gas emissions of the project itself would not result in climate change constituting an adverse environmental effect. Rather, it is the increased accumulation of the project's greenhouse gas in the atmosphere together with greenhouse gas emissions world-wide that may result in global climate change, the consequences of which may result in adverse environmental effects. It is not possible to predict the specific impact, if any, to global climate change from the relatively small incremental increase in emissions associated with one general development project.

The proposed project would comply with applicable laws and regulations for reducing greenhouse gas emissions that may be in place at the time of project construction and operation, including without limitation building code and vehicular regulations. The proposed project would comply with building code standards and other applicable greenhouse gas reduction regulations as they are adopted and implemented.

In addition, the project is consistent with the greenhouse gas reduction strategies that have been adopted or recommended by CAT or CARB as of the date of this analysis. The consistency of the proposed project with the strategies from the 2006 CAT Report is evaluated in **Table 2.3**. As shown from the analysis above, while most of the CAT recommended strategies are not directly applicable to an individual development project, the project is consistent with applicable strategies, would not obstruct or conflict with any of these strategies, and would implement many of the underlying goals of the strategies that do not directly apply to the project. As a result, the project would be consistent with the feasible and applicable strategies identified by CAT.

As shown on Table 2.3, the proposed project is generally consistent with adopted greenhouse gas reduction strategies including CAT recommended strategies and CARB early action strategies.



**TABLE 2.3  
PROJECT CONSISTENCY WITH 2006 CAT REPORT  
GREENHOUSE GAS EMISSION REDUCTION STRATEGIES**

Strategy	Project Consistency
<b>California Air Resources Board</b>	
<b>Vehicle Climate Change Standards.</b> AB 1493 (Pavley) required the state to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of climate change emissions emitted by passenger vehicles and light duty trucks. Regulations were adopted by the CARB in September 2004.	<b>Not directly applicable.</b> This strategy requires regulations adopted by the state and is not directly applicable to an individual development project. However, the vehicles that travel to and from the site on public roadways would be in compliance with CARB vehicle standards that are in effect at the time of vehicle purchase.
<b>Diesel Anti-Idling.</b> In July 2004, the CARB adopted a measure to limit diesel-fueled commercial motor vehicle idling.	<b>Consistent.</b> Current State law restricts diesel truck idling to five minutes or less. Diesel trucks making deliveries to the pProject site are subject to this Statewide law.
<b>Hydrofluorocarbon Reduction.</b> 1) Ban retail sale of HFC in small cans. 2) Require that only low GWP refrigerants be used in new vehicular systems. 3) Adopt specifications for new commercial refrigeration. 4) Add refrigerant leak-tightness to the pass criteria for vehicular inspection and maintenance programs. 5) Enforce federal ban on releasing HFCs.	<b>Not directly applicable.</b> This strategy applies to the regulation of consumer products and is not directly applicable to an individual development project. However, all applicable products purchased by patrons and employees of the project would comply with the regulations that are in effect at the time of manufacture.
<b>Transportation Refrigeration Units, Off-Road Electrification, Port Electrification (ship to shore).</b> Require all new transportation refrigeration units (TRU) to be equipped with electric standby. Require cold storage facilities to install electric infrastructure to support electric standby TRUs. Off-road Electrification and Port Electrification.	<b>Not applicable.</b> There are no large scale shipping activities that will be associated with the proposed project.
<b>Manure Management.</b> Improved management practices, manure handling practices, and lagoon/liquid waste control options.	<b>Not applicable.</b> The proposed project would not involve manure handling.
<b>Semi Conductor Industry Targets.</b> Emission reduction rules for semiconductor operations.	<b>Not applicable.</b> The proposed project would not involve semiconductor operations.
<b>Alternative Fuels: Biodiesel Blends.</b> CARB would develop regulations to require the use of 1 to 4 percent biodiesel displacement of California diesel fuel.	<b>Not directly applicable.</b> This strategy requires regulations mandating biodiesel replacement at statewide levels, and is not directly applicable to an individual development project. However, the diesel vehicles that travel to and from the site on public roadways could utilize this fuel once it is commercially available.
<b>Alternative Fuels: Ethanol.</b> Increased use of E-85 fuel.	<b>Consistent.</b> Patrons and employees of the proposed project could purchase flex-fuel vehicles and utilize this fuel once it is commercially available in the regional and local vicinity.
<b>Heavy-Duty Vehicle Emission Reduction Measures.</b> Increased efficiency in the design of heavy duty vehicles and an education program for the heavy duty vehicle sector.	<b>Not directly applicable.</b> This strategy addresses design of vehicles, and is not directly applicable to an individual development project. However, the heavy-duty vehicles that travel to and from the site on public roadways would be subject to all applicable CARB efficiency standards that are in effect at the time of vehicle manufacture.
<b>Reduced Venting and Leaks on Oil and Gas Systems.</b> Improved management practices in the production, processing, transport, and distribution of oil and natural gas.	<b>Not applicable.</b> The proposed project does not involve any production, processing, transport, or distribution of oil and natural gas.

**TABLE 2.3 (Continued)**  
**PROJECT CONSISTENCY WITH 2006 CAT REPORT**  
**GREENHOUSE GAS EMISSION REDUCTION STRATEGIES**

Strategy	Project Consistency
<b>California Air Resources Board (cont.)</b>	
<b>Hydrogen Highway.</b> The California Hydrogen Highway Network (CA H2 Net) is a State initiative to promote the use of hydrogen as a means of diversifying the sources of transportation energy.	<b>Not directly applicable.</b> The proposed project would not be responsible for promoting the use of hydrogen for transportation energy. However, patrons and employees of the proposed project could use this fuel once it becomes commercially available.
<b>Achieve 50% Statewide Recycling Goal.</b> Achieving the State's 50 percent waste diversion mandate as established by the Integrated Waste Management Act of 1989, (AB 939, Sher, Chapter 1095, Statutes of 1989), will reduce climate change emissions associated with energy intensive material extraction and production as well as methane emission from landfills. A diversion rate of 48% has been achieved on a statewide basis. Therefore, a 2% additional reduction is needed.	<b>Not directly applicable.</b> The County of Los Angeles has implemented goals and policies contained in the Household Hazardous Waste and Source Reduction and Recycling Elements as mandated by State Law AB 939, required to divert a minimum of 50 percent of its solid waste. The project would be subject to this requirement.
<b>Landfill Methane Capture.</b> Install direct gas use or electricity projects at landfills to capture and use emitted methane.	<b>Not applicable.</b> The proposed project does not involve landfill operations.
<b>Zero Waste – High Recycling.</b> Efforts to exceed the 50 percent goal would allow for additional reductions in climate change emissions.	<b>Not directly applicable.</b> As discussed above the County of Los Angeles has implemented goals and policies required to meet or exceed the 50 percent reduction goal for solid waste. The project would be subject to this requirement.
<b>Department of Forestry</b>	
<b>Forest Management.</b> Increasing the growth of individual forest trees, the overall age of trees prior to harvest, or dedicating land to older aged trees.	<b>Not applicable.</b> The proposed project is not located within or near a forest.
<b>Forest Conservation.</b> Provide incentives to maintain an undeveloped forest landscape.	<b>Not applicable.</b> The proposed project is not located within or near a forest.
<b>Fuels Management/Biomass.</b> Reduce the risk of wildland fire through fuel reduction and biomass development.	<b>Not applicable.</b> The proposed project is not located within or near a forest or an area of open space in which fuel accumulation is an issue.
<b>Urban Forestry.</b> A new statewide goal of planting 5 million trees in urban areas by 2020 would be achieved through the expansion of local urban forestry programs.	<b>Not directly applicable.</b> This strategy is directed at urban forestry programs, and is not directly applicable to an individual development project. However, the project incorporates mitigation measures to protect mature trees on-site.
<b>Afforestation/Reforestation.</b> Reforestation projects focus on restoring native tree cover on lands that were previously forested and are now covered with other vegetative types.	<b>Not applicable.</b> The proposed project is not located within or near a forest.
<b>Department of Water Resources</b>	
<b>Water Use Efficiency.</b> Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce greenhouse gas emissions.	<b>Consistent.</b> The proposed project will be expected to take the appropriate measures to ensure efficient water transport and reduced water use. The proposed project would be designed to be water-efficient, and to include water-efficient fixtures and appliances, as feasible.

**TABLE 2.3 (Continued)**  
**PROJECT CONSISTENCY WITH 2006 CAT REPORT**  
**GREENHOUSE GAS EMISSION REDUCTION STRATEGIES**

Strategy	Project Consistency
<b>Energy Commission (CEC)</b>	
<b>Building Energy Efficiency Standards in Place and in Progress.</b> Public Resources Code 25402 authorizes the CEC to adopt and periodically update its building energy efficiency standards (that apply to newly constructed buildings and additions to and alterations to existing buildings).	<b>Not directly applicable.</b> This strategy applies to adoption of regulations by the CEC, not to individual development projects. However, the project would be required to be constructed in compliance with the standards of Title 24 that are in effect at the time of development.
<b>Appliance Energy Efficiency Standards in Place and in Progress.</b> Public Resources Code 25402 authorizes the Energy Commission to adopt and periodically update its appliance energy efficiency standards (that apply to devices and equipment using energy that are sold or offered for sale in California).	<b>Not directly applicable.</b> This strategy applies to adoption of standards by the Energy Commission, and not to individual development projects. However, under State law, appliances that are purchased for the Project – both pre- and post-development – would be consistent with energy efficiency standards that are in effect at the time of manufacture.
<b>Fuel-Efficient Replacement Tires &amp; Inflation Programs.</b> State legislation established a statewide program to encourage the production and use of more efficient tires.	<b>Not directly applicable.</b> While this strategy relates to state legislation and not individual development projects, patrons and employees of the proposed project could purchase tires for their vehicles that comply with State programs for increased fuel efficiency.
<b>Cement Manufacturing.</b> Cost-effective reductions to reduce energy consumption and to lower carbon dioxide emissions in the cement industry.	<b>Not applicable.</b> The proposed project does not involve cement manufacturing.
<b>Municipal Utility Energy Efficiency Programs/Demand Response.</b> Includes energy efficiency programs, renewable portfolio standard, combined heat and power, and transitioning away from carbon-intensive generation.	<b>Not applicable.</b> While this strategy is not applicable, the project would not preclude the implementation of this strategy by municipal utility providers.
<b>Municipal Utility Renewable Portfolio Standard.</b> California's Renewable Portfolio Standard (RPS), established in 2002, requires that all load serving entities achieve a goal of 20 percent of retail electricity sales from renewable energy sources by 2017, within certain cost constraints.	<b>Not applicable.</b> While this strategy is not applicable, the project would not preclude the implementation of this strategy by municipal utility providers.
<b>Municipal Utility Combined Heat and Power.</b> Cost effective reduction from fossil fuel consumption in the commercial and industrial sector through the application of on-site power production to meet both heat and electricity loads.	<b>Not applicable.</b> While this strategy is not applicable, the project would not preclude the implementation of this strategy by municipal utility providers.
<b>Municipal Utility Electricity Sector Carbon Policy.</b> State agencies to address ways to transition investor-owned utilities away from carbon-intensive electricity sources.	<b>Not applicable.</b> While this strategy is not applicable, the project would not preclude the implementation of this strategy by utility providers.
<b>Alternative Fuels: Non-Petroleum Fuels.</b> Increasing the use of non-petroleum fuels in California's transportation sector, as recommended in the CEC's 2003 and 2005 Integrated Energy Policy Reports.	<b>Not directly applicable.</b> While this strategy regarding alternative fuels is not directly applicable to individual development projects, the patrons and employees of the proposed project could purchase alternative fuel vehicles and utilize these fuels once they are commercially available in the regional and local vicinity.

**TABLE 2.3 (Continued)**  
**PROJECT CONSISTENCY WITH 2006 CAT REPORT**  
**GREENHOUSE GAS EMISSION REDUCTION STRATEGIES**

Strategy	Project Consistency
<b>Business, Transportation and Housing</b>	
<b>Measures to Improve Transportation Energy Efficiency.</b> Builds on current efforts to provide a framework for expanded and new initiatives including incentives, tools and information that advance cleaner transportation and reduce climate change emissions.	<b>Not directly applicable.</b> This strategy is directed at governmental efforts to facilitate new and expanded initiatives and is not directly applicable to individual development projects
<b>Smart Land Use and Intelligent Transportation Systems (ITS).</b> Smart land use strategies encourage jobs/housing proximity, promote transit-oriented development, and encourage high-density residential/commercial development along transit corridors. ITS is the application of advanced technology systems and management strategies to improve operational efficiency of transportation systems and movement of people, goods and services	<b>Not directly applicable.</b> This strategy is directed at governmental efforts to locating infill, high density housing close to jobs, contributing to greater balance in the jobs/housing ratio of the Subregion and does not apply to the proposed project.
<b>Department of Food and Agriculture</b>	
<b>Conservation Tillage/Cover Crops.</b> Conservation tillage and cover crops practices are used to improve soil tilth and water use efficiency, and to reduce tillage requirements, labor, fuel, and fertilizer requirements.	<b>Not applicable.</b> The proposed project would not include any elements of agriculture.
<b>Enteric Fermentation.</b> Cattle emit methane from digestion processes. Changes in diet could result in a reduction in emissions.	<b>Not applicable.</b> The proposed project would not include any elements of agriculture.
<b>State and Consumer Services Agency</b>	
<b>Green Buildings Initiative.</b> Green Building Executive Order, S-20-04 (CA 2004), sets a goal of reducing energy use in public and private buildings by 20 percent by the year 2015, as compared with 2003 levels. The Executive Order and related action plan spell out specific actions state agencies are to take with state-owned and -leased buildings. The order and plan also discuss various strategies and incentives to encourage private building owners and operators to achieve the 20 percent target.	<b>Consistent.</b> As discussed previously, the project would be required to be constructed in compliance with the standards of Title 24 that are in effect at the time of development. The current 2005 Title 24 standards are approximately 8.5 percent more efficient than those of the 2001 standards
<b>Public Utilities Commission (PUC)</b>	
<b>Accelerated Renewable Portfolio Standard.</b> The Governor has set a goal of achieving 33 percent of retail electricity sales from renewable energy sources in the State's resource mix by 2020. The joint PUC/Energy Commission September 2005 Energy Action Plan II (EAP II) adopts the 33 percent goal.	<b>Not applicable.</b> While this strategy applies to retail electricity sales and not to individual development project, the project would not preclude the implementation of this strategy by utility providers.
<b>California Solar Initiative.</b> The solar initiative includes installation of 1 million solar roofs or an equivalent 3,000 MW by 2017 on homes and businesses, increased use of solar thermal systems to offset the increasing demand for natural gas, use of advanced metering in solar applications, and creation of a funding source that can provide rebates over 10 years through a declining incentive schedule.	<b>Not directly applicable.</b> This strategy is aimed at a statewide program facilitating solar use, and is not directly applicable to an individual development project. However, although solar roofs are not proposed as part of the project, the applicant could purchase and install them in the future if they become cost effective from a purchase and maintenance standpoint

**TABLE 2.3 (Continued)**  
**PROJECT CONSISTENCY WITH 2006 CAT REPORT**  
**GREENHOUSE GAS EMISSION REDUCTION STRATEGIES**

Strategy	Project Consistency
<b>Investor-Owned Utility Programs.</b> These strategies include energy efficiency programs, combined heat and power initiative, and electricity sector carbon policy for investor owned utilities.	<b>Not applicable.</b> While this strategy is not applicable, the project would not preclude the implementation of this strategy by investor owned utility providers.

SOURCES: Climate Action Team, 2006.

Given the lack of guidance from the State of California and the *CEQA Guidelines* on thresholds for assessing the impact of greenhouse gas emissions, three considerations will be used to determine whether the project could be in conflict with the state goals for reducing greenhouse gas emissions. These considerations were developed from a review of recent publications and actions from CARB that address how the state plans to achieve the goals of reducing greenhouse gas.<sup>1</sup> The considerations are shown directly below and include a review of:

- A. The potential conflicts with the 44 early action strategies identified by CARB;
- B. The relative size of the project in comparison to the estimated greenhouse reduction goal of 174 MMTCO<sub>2</sub>E by 2020 and in comparison to the size of major facilities that are required to report greenhouse gas emissions (25,000 metric tons of CO<sub>2</sub>E/yr)<sup>2</sup>; and
- C. The basic parameters of a project to determine whether its design is inherently energy efficient.

With regard to *Item A*, the project does not pose any apparent conflict with the most recent list of the CARB early action strategies as provided in Table 3.3.

With regard to *Item B*, operation of the proposed project would result in approximately 210 metric tons of CO<sub>2</sub>E/yr. Project emissions would be much lower than the reporting limit of 25,000 metric tons of CO<sub>2</sub>E/yr.

Regarding *Item C*, the proposed project would be designed and built to include aspects, such as maximizing operational efficiency through the reduction of energy consumption, as feasible. For example, the installation of energy star labeled roofing materials, light-colored roofing materials to deflect heat away from buildings, and the use of double-paned windows to reduce thermal loss in buildings, will be considered in the design of the proposed project.

<sup>1</sup> California Air Resources Board, *Mandatory Reporting of California Greenhouse Gas Emissions*, Presentation at Cal/EPA Headquarters, August 29, 2007.

<sup>2</sup> The State of California has not provided guidance as to quantitative significance thresholds for assessing the impact of greenhouse gas emissions on climate change and global warming concerns. Nothing in the *CEQA Guidelines* has yet addressed this issue.

While the foregoing analysis provides a calculation of greenhouse gas emissions and consistency analysis with applicable policy and regulations, it is not possible to quantify the project's project-specific impact upon climate change and global warming. Nor is it possible to quantify the extent to which the project will reduce greenhouse gas emissions that would otherwise occur in its absence. At this time, there are no generally accepted project-specific criteria for evaluating what constitutes a project-specific impact with respect to greenhouse gas emissions or global climate change. Strategies for reducing greenhouse gases are evolving, and new laws and regulations aimed at reducing emissions are expected. The project would be built over a 20-month period and would comply with applicable laws and regulations, including vehicular and building regulations, in effect at the time the project is constructed. Project greenhouse gas emissions are expected to be further reduced as local governments implement various strategies to further reduce greenhouse gas emissions.

### **Project Impact:**

The proposed project's impacts to greenhouse gas emissions from construction and operations are less than significant.

### **Mitigation Measures**

No mitigation measures are required.

## **2.4 Conclusions**

As discussed in Section 2.2, the project does not pose any apparent conflict with the most recent list of the CARB early action strategies as provided in Table 3.3. In addition, the CO<sub>2</sub>E emissions would be much lower than the reporting limit of 25,000 metric tons of CO<sub>2</sub>E/yr. In addition, the proposed project would be designed and built to include green building aspects, such as maximizing operational efficiency through the reduction of energy consumption, as feasible. The project would be built over a 20-month period and would comply with applicable laws and regulations, including vehicular and building regulations, in effect at the time the project is constructed. Project greenhouse gas emissions are expected to be further reduced as local governments implement various strategies to further reduce greenhouse gas emissions.

As a result, the proposed project's impacts to greenhouse gas emissions from construction and operations are considered less than significant. The conclusions in this IS/MND addendum are consistent with the conclusions provided in the previously circulated IS/MND and provides a factual basis that the proposed project will not have a significant effect on the environment with the implementation of additional mitigation measures. As such, in accordance with CEQA Section 15063(c)(5), the previously circulated IS/MND and associated addendum presents the appropriate level of analysis.



## CHAPTER 3

### References

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## **APPENDIX A**

### **URBEMIS and Greenhouse Gas Quantification Data**

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Urbemis 2007 Version 9.2.4

## Summary Report for Annual Emissions (Tons/Year)

File Name: \\Lax-file01\esadata\Projects\206xxx\ID206454.00 - LA DPWID206454.02 - Alondra Park\04 Work Products\04.1 Technical Data\URBEMIS New.urb924

Project Name: alondra park upgrades REVISED

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

## CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
2008 TOTALS (tons/year unmitigated)	0.24	1.88	1.06	166.27
2009 TOTALS (tons/year unmitigated)	0.51	2.75	3.37	445.53
2010 TOTALS (tons/year unmitigated)	0.17	0.78	1.15	146.55

## AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.02	0.00	0.29	0.50

## OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.04	0.05	0.36	29.22

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SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.06	0.05	0.65	29.72

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## Summary Report for Summer Emissions (Pounds/Day)

File Name: \\Lax-file01\esadata\Projects\206xxx\206454.00 - LA DPW\206454.02 - Alondra Park\04 Work Products\04.1 Technical Data\URBEMIS New.urb924

Project Name: alondra park upgrades REVISED

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

## CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
2008 TOTALS (lbs/day unmitigated)	4.86	38.68	21.72	3,408.43
2009 TOTALS (lbs/day unmitigated)	6.85	37.73	44.36	5,963.44
2010 TOTALS (lbs/day unmitigated)	7.39	34.99	44.86	5,783.76

## AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.13	0.02	1.60	2.75

## OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.25	0.24	1.97	165.07



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Urbemis 2007 Version 9.2.4

## Summary Report for Winter Emissions (Pounds/Day)

File Name: \\Lax-file01\esadata\Projects\206xxx\206454.00 - LA DPW\206454.02 - Alondra Park\04 Work Products\04.1 Technical Data\URBEMIS New.urb924

Project Name: alondra park upgrades REVISED

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

## CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
2008 TOTALS (lbs/day unmitigated)	4.86	38.68	21.72	3,408.43
2009 TOTALS (lbs/day unmitigated)	6.85	37.73	44.36	5,963.44
2010 TOTALS (lbs/day unmitigated)	7.39	34.99	44.86	5,783.76

## AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.00	0.00	0.00	0.00

## OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.22	0.29	1.93	150.15

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SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.22	0.29	1.93	150.15

Carbon Dioxide Emissions Inventory

Project - DPW Alondra Community Regional Park (Operations)

Transportation Emissions

	Trips/day	VTM/year <sup>1</sup>	CO <sub>2</sub> emissions (cu. ft./year)	CH <sub>4</sub> rate <sup>2</sup> (tons/year)	CH <sub>4</sub> emissions (tons/year)	N <sub>2</sub> O rate <sup>3</sup> (tons/year)	N <sub>2</sub> O emissions (tons/year)	CO <sub>2</sub> -E Emissions (tons per year)
Daily Vehicle Trips, Project	17.49	158.85	167.82	0.0445	7 grams/year 0.01 kg/year	0.0475	8 grams/year 0.01 kg/year	0.0000 tons/year 0.0000 lbs/day
Project Population					0.0000 tons/year 0.0000 lbs/day			

Onsite Area Source Emissions

	CO <sub>2</sub> <sup>1</sup> (tons per year)	CO <sub>2</sub> rate <sup>4</sup> (cu. ft./year)	Project's Gas usage (cu. ft./year)	CH <sub>4</sub> rate <sup>4</sup> (tons/year)	CH <sub>4</sub> rate <sup>5</sup> (tons/year)	CH <sub>4</sub> emissions (tons/year)	N <sub>2</sub> O rate <sup>4</sup> (tons/year)	N <sub>2</sub> O rate <sup>5</sup> (tons/year)	N <sub>2</sub> O emissions (tons/year)	CO <sub>2</sub> -E Emissions (tons per year)
Natural Gas	5.0	1.00	2,266.00	0.0059	13.3694	0.03	0.0001	0.2266	0.00	5.89
Hearth	0.0									0.0
Landscaping	0.0									0.0

Natural Gas Emissions (alternative method)

	Land Uses	Usage <sup>6</sup> cu. ft./sq. ft./month	Usage (cu. ft./month)	CO <sub>2</sub> rate <sup>7</sup> (tons/year)	CO <sub>2</sub> rate <sup>8</sup> (tons/year)	CO <sub>2</sub> emissions (tons/year)	CH <sub>4</sub> rate <sup>8</sup> (tons/year)	CH <sub>4</sub> Emission: CH <sub>4</sub> emissions (tons/year)	CH <sub>4</sub> rate <sup>7</sup> (tons/year)	N <sub>2</sub> O rate <sup>7</sup> (tons/year)
Recreational	20,800	4011.5	80,230.000	52.78	119.599	57,573	0.0059	6.44	13.3694	0.0001
Total						57,573.00		6.44	135.15	0.0001

Electricity Consumption (population-based; per person)

CEC 2000 emissions from power generation, both in-state and imported  
(Adjusted to Reflect CO<sub>2</sub>-Equivalency)

106.3 million tons/year<sup>a</sup>  
33,871,648 California population, 2000 census  
3.1 CO<sub>2</sub>-equivalent tons/person/year  
CO<sub>2</sub>-equivalent Emissions (Energy)  
31 tons/year

Solid Waste (population-based; per person)

1,010 CO<sub>2</sub>-equivalent pounds/person/year  
0.5 CO<sub>2</sub>-equivalent tons/person/year

Tons per person per year  
Total 21.0

Percent of Project Emissions

Transport. 79.8%  
Heating 2.8%  
Energy 15.0%  
Landfill 2.4%  
Total 100.0%

CO <sub>2</sub> -equiv. emissions	167.82 Total tons/year
	167.82 CO <sub>2</sub>
	0.00 CH <sub>4</sub>
	0.00 N <sub>2</sub> O

Total CO <sub>2</sub> -equivalent Emissions (tons/year)	168
Transport.	135
Onsite area sources	6
Electricity	31
Landfill	5
Total	210



**Project - DPW Alondra Community Regional Park (Construction)**

**Transportation Emissions**

	Trips/day <sup>1</sup>	VMT/year <sup>2</sup>	CO <sub>2</sub> emissions (tons/year) <sup>3</sup>	CH <sub>4</sub> rate <sup>4</sup> (grams/year)	CH <sub>4</sub> emissions (tons/year)	N <sub>2</sub> O rate <sup>5</sup> (grams/year)	N <sub>2</sub> O emissions (tons/year)
Daily Vehicle Trips, Project	10,000		20,000	0.0475	0.0000	0.0000	0.0000
Project Population	30						

**Onsite Area Source Emissions**

	CO <sub>2</sub> <sup>1</sup> (tons per year)	CO <sub>2</sub> rate <sup>4</sup> (cu. ft./month)	CO <sub>2</sub> rate <sup>5</sup> (cu. ft./year)	CH <sub>4</sub> rate <sup>6</sup> (grams/year)	CH <sub>4</sub> emissions (tons/year)	N <sub>2</sub> O rate <sup>7</sup> (grams/year)	N <sub>2</sub> O emissions (tons/year)
Natural Gas	0.0	1.00	2,266.00	0.0059	13.3694	0.0001	0.00
Hearth	0.0						0.0
Landscaping	0.0						0.0

Natural Gas Emissions (alternative method)	Land Uses
Recreational	10,000
Total	

	Usage <sup>8</sup> (cu. ft./month)	CO <sub>2</sub> rate <sup>7</sup> (tons/year)	CH <sub>4</sub> rate <sup>9</sup> (grams/year)	CH <sub>4</sub> emissions (tons/year)	N <sub>2</sub> O rate <sup>10</sup> (grams/year)	N <sub>2</sub> O emissions (tons/year)
Recreational	4011.5	52.78	115.598	28.786	13.3694	0.0001
Total				28.786	13.3694	0.0001

**Electricity Consumption (population-based; per person)**

CEC 2000 emissions from power generation, both in-state and imported  
(Adjusted to Reflect CO<sub>2</sub>-Equivalency)

106.3 million tons/year<sup>11</sup>  
33,871,648 California population, 2000 census  
3.1 CO<sub>2</sub>-equivalent tons/person/year  
CO<sub>2</sub>-equivalent Emissions (Energy)  
31 tons/year

**Solid Waste (population-based; per person)**

CO <sub>2</sub> -equivalent emissions	29.00 Total tons/year
Onsite area source	29.00 CO <sub>2</sub>
Landfill	3.00 CH <sub>4</sub>
Total	0.00 N <sub>2</sub> O

Tons per person per year	6.5
Total	
Percent of Project Emissions	
Transport	44.3%
Heating	0.0%
Energy	48.0%
Landfill	7.7%
Total	100.0%

<sup>1</sup> From URBEMIS 2007

<sup>2</sup> Calif. Climate Action Registry (CCAR) Protocol ver 2.2: rate in grams/mile; assumes 60% cars, 35% light trucks, 5% heavy diesel trucks

<sup>3</sup> CCAR Protocol ver 2.2: rate in kg/million BTU

<sup>4</sup> Rate in lbs/million sq cu. ft. (@2.2lb/kg x 1.030 MM BTU/MM cu. ft.)

<sup>5</sup> Division by 0.9072 to convert metric tons to short tons

<sup>6</sup> URBEMIS 2007 For residential, in cu. ft./unit/month; for others in cu. ft./sq. ft./month

<sup>7</sup> CCAR Protocol ver 2.2: rate in kg/million BTU

<sup>8</sup> Rate in lbs/million sq cu. ft. (@2.2lb/kg x 1.030 MM BTU/MM cu. ft.)

Final

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# ALONDRA COMMUNITY REGIONAL PARK FACILITY PROGRAM

Initial Study/Mitigated Negative Declaration

Prepared for:  
County of Los Angeles

January 2008



Final

# ALONDRA COMMUNITY REGIONAL PARK FACILITY PROGRAM

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# CHAPTER 1

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## Executive Summary

### 1.1 Introduction

#### Background

The Los Angeles County Department of Public Works (LACDPW) (applicant) is proposing to upgrade the facilities located within Alondra Community Regional Park, also referred to as “Alondra Park” or “proposed project”. The improvements for Alondra Park, located in Lawndale within an unincorporated area of Los Angeles County, are required to upgrade facilities in need of repair. The recreational services provided by Alondra Park are administered by the County of Los Angeles Department of Parks and Recreation, which manages over 63,000 acres of parks, gardens, lakes, trails, and natural and recreational areas in Los Angeles County (DPR, 2007a). LACDPW, responsible for capital projects for various County departments, is the project applicant (LACDPW, 2007).

Alondra Park encompasses approximately 84 acres of land and includes a children’s play area, an urban lake, gymnasium, lighted baseball/softball fields, multipurpose room with kitchen, picnic areas with barbeque braziers, a swimming pool (currently unused), and a volleyball court. **Most of the facilities to be renovated were constructed in the early 1960s have exceeded their useful life.** The improvement would be located to the north of the existing parking lot on approximately 1.5 acres and would include redevelopment of the existing swimming pool and picnic area and construction of a new pool house, water play area, recreational office, and skateboard park. The proposed project would meet the requirements of the Americans with Disabilities Act (ADA).

#### Impact Methodology

In accordance with the California Environmental Quality Act (CEQA), projects which have potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, must undergo analysis to disclose the potential significant effects.<sup>1,2</sup> The provisions of CEQA apply to all California governmental agencies at all levels, including local agencies (such as LACDPW), regional agencies, state agencies, boards, commissions, and special districts. As the applicant and lead agency for the proposed project, LACDPW has the principal responsibility for conducting the CEQA

---

<sup>1</sup> CEQA Statute, Public Resources Code (PRC) Division 13, Chapter 1, §21000 et al., 2005.

<sup>2</sup> *CEQA Guidelines*, California Code of Regulations (CCR), Title 14, Chapter 3, §15378, 2006.

environmental review to analyze the potential environmental effects associated with project implementation.

During the environmental review process, it was determined that potential impacts would be reduced to less than significant with the implementation of mitigation measures. As a result, this Initial Study/Mitigated Negative Declaration (IS/MND) was considered the appropriate documentation for the proposed project. The main purpose of this IS/MND is to inform governmental decision makers and the public about potential environmental impacts of the project.

## 1.2 Project Location and Description

### Location

Alondra Park is located in the southern portion of Los Angeles County in an unincorporated area of Lawndale, near Torrance, Gardena, Hawthorne, and El Camino Village (See **Figure 1**). The park is to the east of Interstate 405 (I-405) and is bordered by Prairie Avenue to the west, West Manhattan Beach Boulevard to the north, Redondo Beach Boulevard to the south, and El Camino College to the east. The park address is 3850 West Manhattan Beach Boulevard. As shown on **Figure 2**, the proposed improvements would be located to the north of the existing parking lot and are concentrated in the pool area.

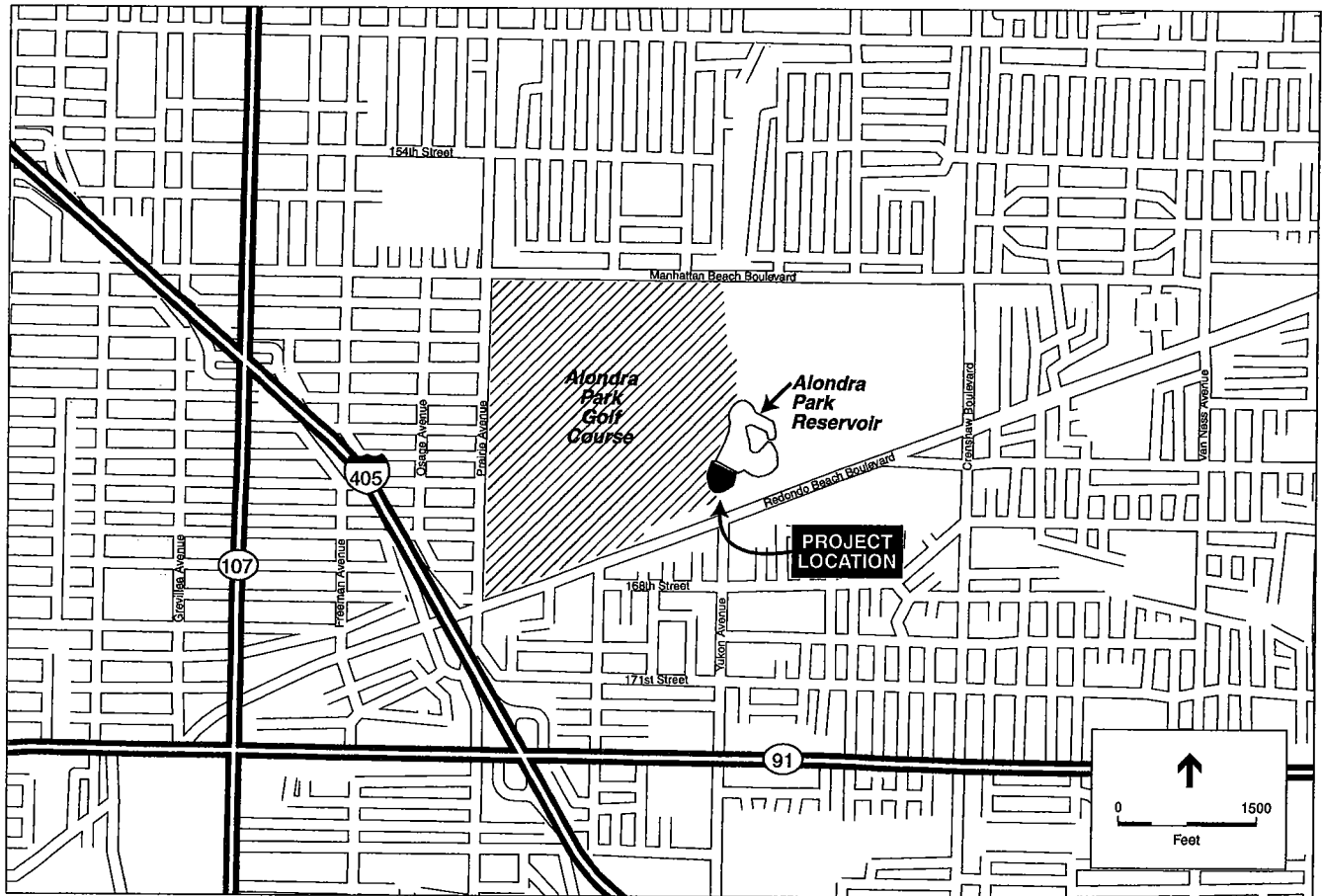
### Description

The site topography is relatively flat and is approximately 43 feet above mean sea level (msl) (URS 2007). As shown on **Figure 2**, the project site currently contains an empty concrete swimming pool, an urban lake (Alondra Park Reservoir), a children's play area, picnic areas, and several walkways (refer to Photo Documentation in **Appendix A**). The site also includes a gymnasium, lighted baseball/softball fields, a multipurpose room, barbeque braziers, several benches, and an open area with metal netting polls for volleyball. The parking lot is located to the north of Redondo Beach Boulevard. The pool is fenced and is currently empty and unused. The existing children's play area is located to the southeast of the pool with the picnic area located to the northeast of the pool. The picnic benches are located on a grassy area with trees and a view of the lake. As shown on **Figure 3**, the project site is located within an area designated as Open Space and Recreation by the County of Los Angeles' General Plan Land Use Map. There would be no changes to the existing land uses as a result of the proposed project (ESA 2007a).

### Surrounding Land Uses

As shown on **Figure 3**, commercial, residential, and public facility land uses are located to the south across Redondo Beach Boulevard. The commercial shopping center to the south includes a Baskin Robins ice-cream parlor, a bicycle shop, and other small vendor shops. El Camino College is located to the east, followed by Dominguez Creek, which flows year-round between 20 people. Electrical service, security lighting, additional trees, and barbeque grills would be located at the designated picnic area. the park and the college in a southerly course toward the

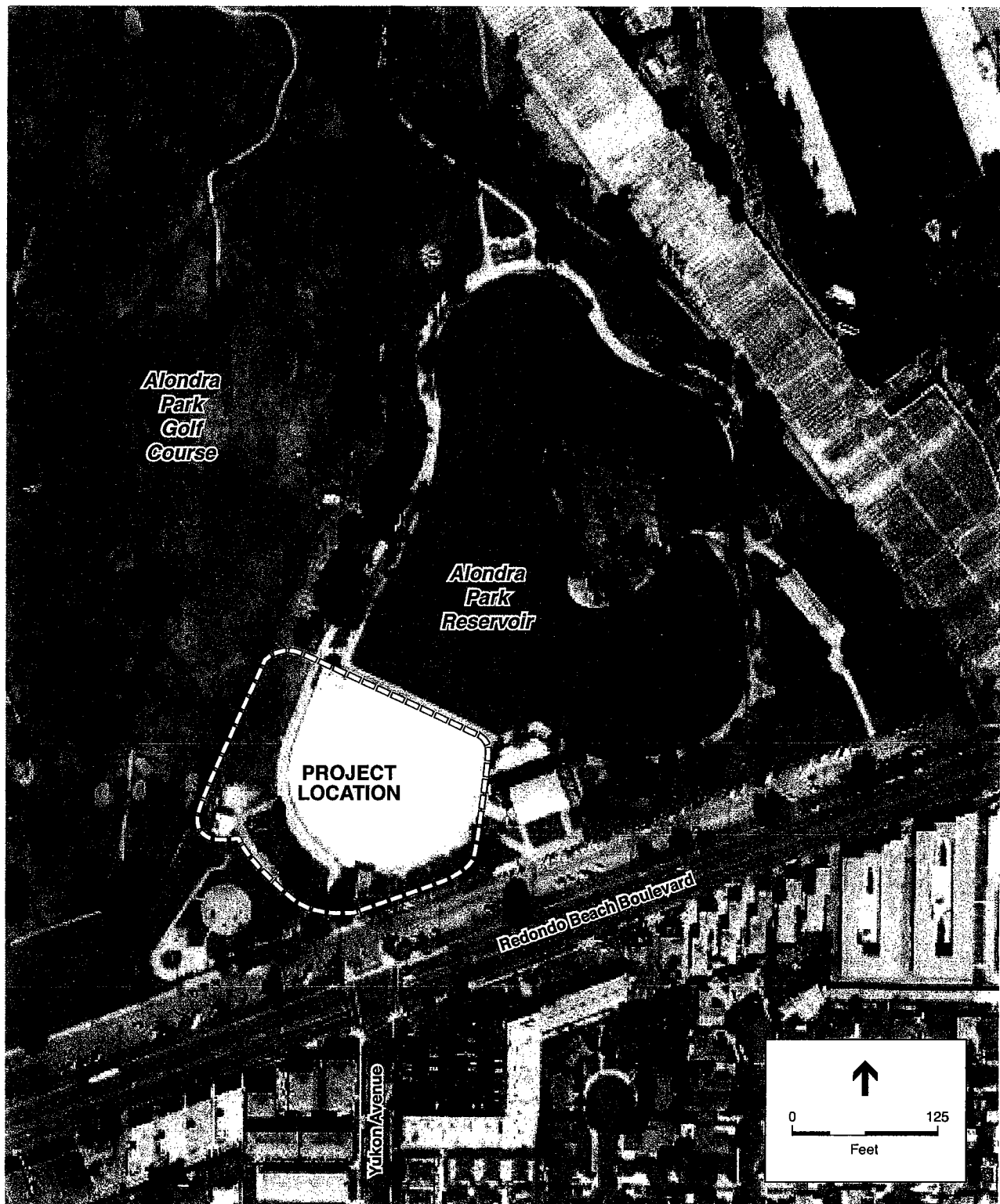




SOURCE: Street Map USA, 2007.

Alondra Park . 206454.02

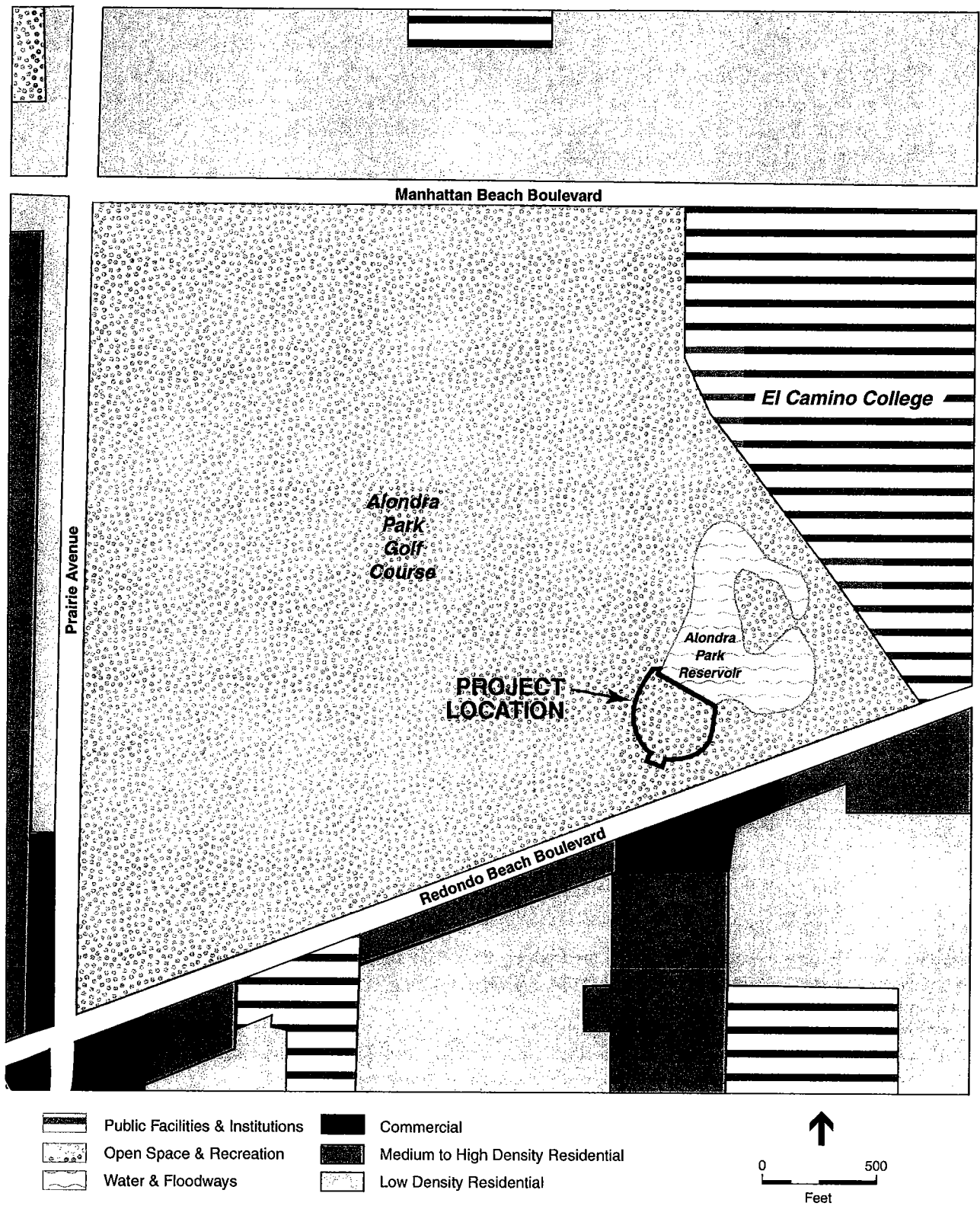
**Figure 1**  
Regional Location



SOURCE: GlobeXplorer 01-02-06; ESA, 2007.

Alondra Park . 206454.02

**Figure 2**  
Project Location Map



SOURCE: SCAG 2000; ESA 2007.

Alondra Park . 206454.02

**Figure 3**  
Land Use Designations

sea at San Pedro Harbor. The Alondra Park Gold Course is located to the north and west, followed by commercial and residential land uses across Prairie Avenue. Land uses to the north include low-density residential development across Manhattan Beach Boulevard. Alondra Park Reservoir is located adjacent to the northeast.

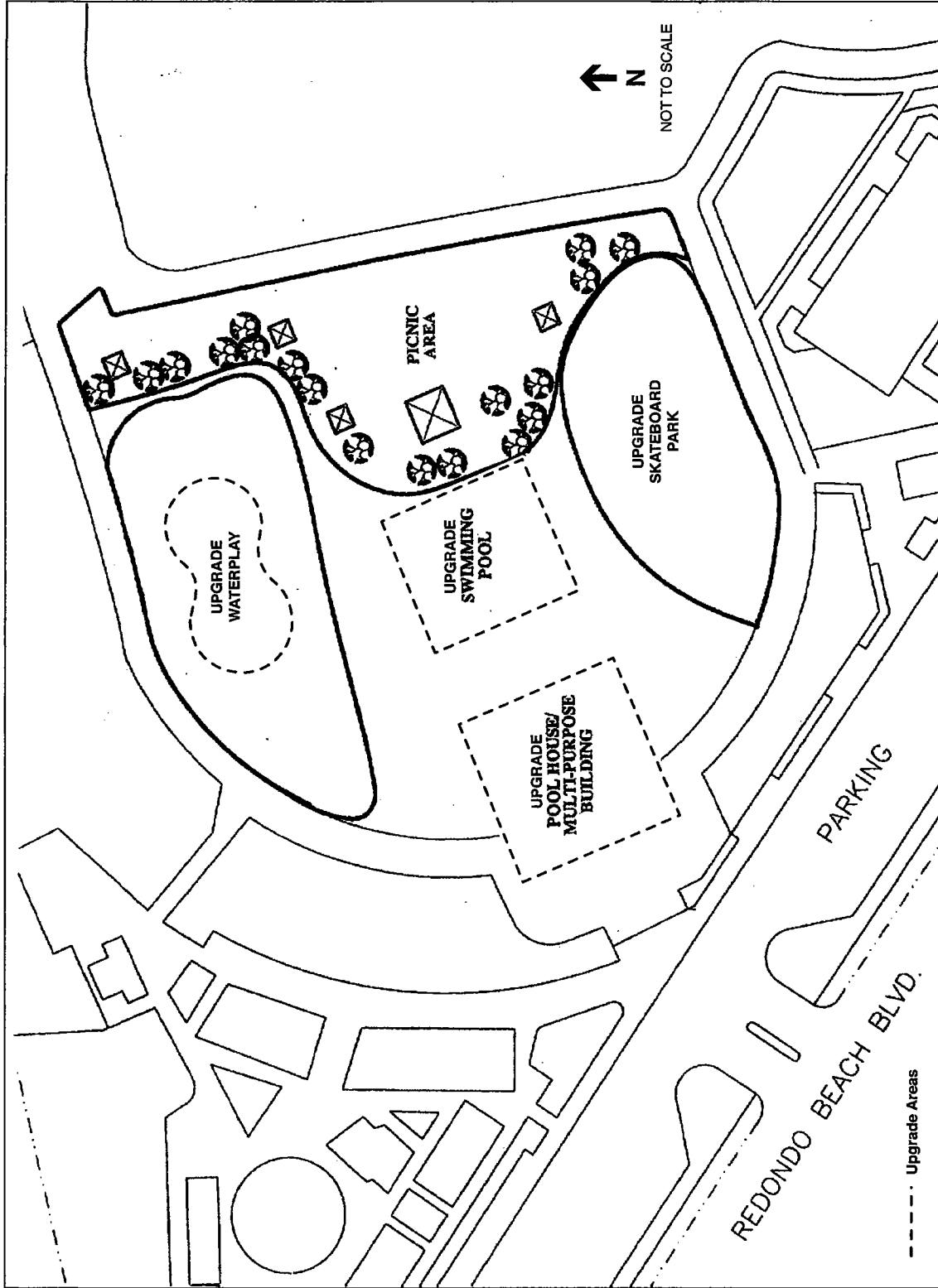
## Access and Parking

I-405 and California Highway 107 are located to the west of the park. Primary access to the site is located at the intersection of Yukon Avenue and Redondo Beach Boulevard, which provides entrance to the parking lot containing an ample number of spaces. From the parking lot, an access point is provided as paved stairs form a sidewalk that continues around the pool. The sidewalks continue around the park perimeter and pedestrians have the option of accessing other aspects of the park, including the lake, by continuing on an adjoining sidewalk. The proposed project does not include any new access or additional parking.

## 1.3 Project Components and Design Features

The proposed project components are demonstrated on the site plan (**Figure 4**). The park redevelopment and improvement areas are located to the north of the parking lot and consist of a swimming pool, pool house, water play area, recreational office, skateboard park, picnic area, and restroom building. The applicant has proposed the following improvements:

- Demolish the existing restroom building and chlorine building, both located in the western area of the project site adjacent to the current play area;
- Redevelop the swimming pool to be a competitive swimming, diving, and water polo training pool (approximately 25 yards x 25 meters);
- Construct lifeguard towers adjacent to and surrounding the pool;
- Construct a pool house/recreation office which would be approximately 6,000 square feet and would include a public counter, staff control area with an office, a conference area, interior and exterior restrooms, changing rooms, and storage;
- Create a water play splash area which would be approximately 4,000 square feet with multiple interactive features. The water play/splash area would also be located within 100 feet of the nearest restroom;
- Construct an in-ground skateboard park which would be approximately 14,000 square feet and would have lighting and appropriate fencing; and
- Improve picnic areas with shade structures large enough to accommodate a group of around 100 people and smaller shade structures that can accommodate approximately **16-20 people**.
- Electrical service, security lighting and grills would be provided at the designated picnic area.



SOURCE: County of Los Angeles, 2006.

Alondra Park . 206454.02  
**Figure 4**  
 Site Plan

## 1.4 Grading and Construction Program

Construction would begin in August 2008 and would continue for approximately 20 months. Initially, the existing restroom buildings would be demolished followed by redevelopment of the swimming area. The swimming pool, bathhouse, and associated fencing would be demolished along with the chlorine building in the western area of the site adjacent to the play area. Additional demolition would include curbs, walkways, and entry steps (access area off of the existing park lot). The last phase would include the construction of the pool house/ recreational office, the new swimming pool, the water play splash area, restrooms, and in-ground skateboard park along with auxiliary uses.

For each phase, grading would be implemented as required to re-grade disturbed areas, to provide drainage, and to allow for utility upgrades. Due to the flat topography, grading for the project would be minimal and earth would be stockpiled on-site for reuse. **It is anticipated that approximately 10,000 cubic yards of soils will be required for fill material.** Where possible, existing landscaping and open areas would be conserved by leaving the areas in their current condition.

## 1.5 Project Objectives

The applicant's objectives for the project include the following:

- Redevelop an exiting recreational facility to meet ADA requirements including modifying restroom facilities, walkways, etc.;
- Provide a quality, up-to-date recreational facility that meets the growing demands of the area;
- Respond to the need for expanded and enhanced community recreational amenities;
- Redevelop outdated and old recreational offerings; and
- Conserve open space and recreational areas within the County.

## 1.6 Areas of Known Controversy

Through this process, no key issues or areas of controversy were identified. The CEQA analysis provided mitigation measures that reduced potentially significant impacts to less than significant.

## CHAPTER 2

---

### Initial Study

1. **Project Title:** Alondra Community Regional Park Project
2. **Lead Agency Name:** Los Angeles Department of Public Works
3. **Contact Person and Phone Number:** Jim Kearns, Section Head  
(626) 300-3212
4. **Project Location:** 3850 West Manhattan Beach Boulevard  
Lawndale, California 90260  
(on the southeast corner of Prairie Avenue and  
West Manhattan Beach Boulevard)
5. **Project Sponsor's Name and Address:** Los Angeles County Department of Public  
Works  
900 South Fremont Avenue, 5<sup>th</sup> Floor  
Alhambra, California 91803
6. **General Plan Designation(s):** Open Space and Recreation
7. **Zoning Designation(s):** Light Agriculture (A-1)
8. **Description of Project:** The proposed project would redevelop existing recreational facilities and provide updated and new recreational offerings. The improvement would be located to the north of the existing parking lot on approximately 1.5 acres, and would include redevelopment of the existing swimming pool and picnic area as well as construction of a new pool house, water play area, recreational office, and skateboard park. The proposed renovations and expansion would assist the park in meeting ADA requirements. Please see Chapter 1 *Executive Summary*, for further details.
9. **Surrounding Land Uses and Setting:** The project site is situated among existing recreational, educational, residential, and commercial uses. The Alondra County Golf Course is located within the park to the adjacent north and west of the project site. To the south of the site, across Redondo Beach Boulevard, are multi-family residences and an existing commercial shopping center. Alondra Park Reservoir is located adjacent to the northeast. Redondo Beach Boulevard runs directly south of the site in an east to west direction.

**10. Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement. Indicate whether another agency is a responsible or trustee agency.)**

South Coast Air Quality Management District (trustee agency to review of CEQA documentation)

Storm Water Pollution Prevention Plan (SWPPP)/ NPDES (trustee agency to review of CEQA documentation)

Los Angeles County Building and Safety (trustee agency to review of CEQA documentation)

Los Angeles County Department of Regional Planning (trustee agency to review of CEQA documentation)



## 2.1 Environmental Factors Potentially Affected


The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental factor.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Agriculture Resources              | <input type="checkbox"/> Air Quality                    |
| <input type="checkbox"/> Biological Resources            | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology, Soils and Seismicity  |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality        | <input type="checkbox"/> Land Use and Land Use Planning |
| <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Population and Housing         |
| <input type="checkbox"/> Public Services                 | <input type="checkbox"/> Recreation                         | <input type="checkbox"/> Transportation and Traffic     |
| <input type="checkbox"/> Utilities and Service Systems   | <input type="checkbox"/> Mandatory Findings of Significance |   |

### DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial study:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental documentation is required.

  
Signature

4/7/08  
Date

JIM KEARNS  
Printed Name

PUBLIC WORKS.  
For

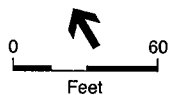
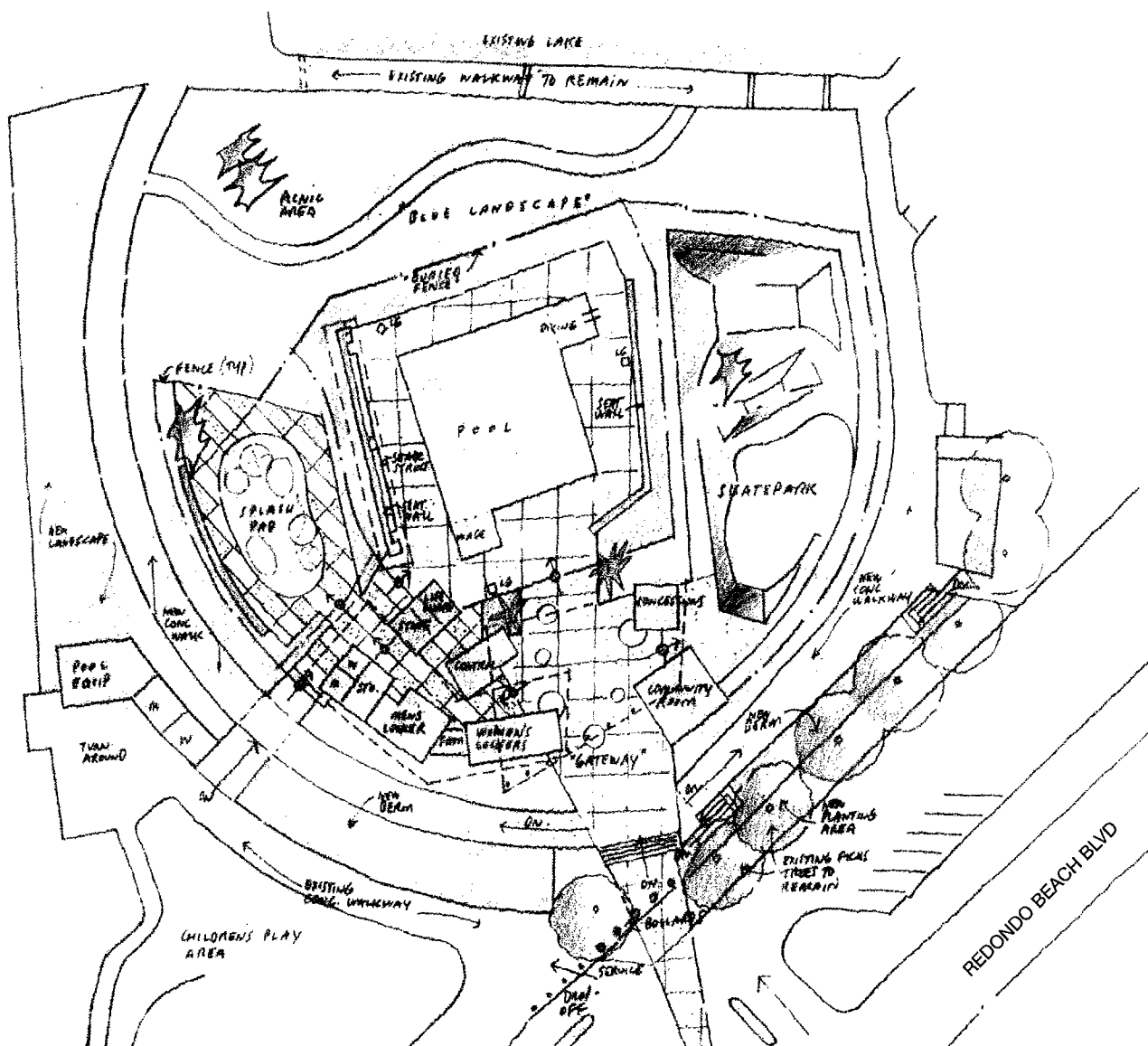
## 2.2 Environmental Checklist

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>A. AESTHETICS—Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway corridor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion

- a) **No Impact.** The proposed project includes the redevelopment of the southwestern portion of Alondra Community Regional Park. Currently, the project site contains a walking path, a fenced empty swimming pool, an urban lake, a children's play area, restroom facilities, a picnic area with benches, and an open area for volleyball (refer to Photo Documentation in **Appendix A** for photos of the existing Alondra Park facility). As depicted in Figure 4 *Site Plan*, the park renovations would include a new swimming pool, pool house, water play area, skateboard park, picnic area, and restroom building. The proposed improvements would not dramatically change or alter the park's existing character. The new structures would be less than one-story in height and would not block views for the area. The proposed recreational enhancements would not adversely affect a scenic vista. Therefore, no impact would occur.
- b) **Less Than Significant with Mitigation Incorporated.** Alondra Park does not contain scenic natural features such as rock outcroppings or historic buildings. According to the County of Los Angeles General Plan Draft Scenic Highways Map, the proposed site is not located in an Adopted Scenic Highway or a Proposed Scenic Highway.<sup>3</sup> The park does contain several trees, such as the 13 mature ficus trees located at the entrance to the south side of Alondra Park (Walter Warriner Consulting Arborist, 2007). The subject trees are a major component at the entrance to the park and figure prominently in the re-designing of the park (see **Appendix B** for Arborist Report). As recommended in the Arborist Report, the ficus trees would be incorporated into the design or relocated as possible, to accommodate park upgrades. The anticipated location of the trees to remain is provided on **Figure 5**.

<sup>3</sup> Information from the Los Angeles County Department of Regional Planning, *County of Los Angeles General Plan Draft, Scenic Highways Map*, accessed on February 7, 2007 at <http://planning.co.la.ca.us/spGPMaps.htm>.



SOURCE: County of Los Angeles, 2006.

Alondra Park . 206454.02

**Figure 5**  
Site Plan with Landscaping

As a result, *Mitigation Measure AES -1* below is recommended to protect the subject trees and preserve their aesthetic value for the facility. Impacts would be less than significant with implementation of this mitigation measure.

### **Mitigation Measure**

**Measure AES-1:** *Protection of ficus trees during construction by implementing the following:*

- Determine the Critical Root Zone (CRZ) and Tree Protection Zone (TPZ) for each individual tree or row of trees at the front of the park.
- Assure that construction activities, such as the movement of equipment and the storage of materials on a construction site, consider the CRZ and TPZ.
- Exceptional care should be taken when removing the concrete around the CRZ; the concrete can be broken up mechanically but should be removed manually without disturbing the root mass underneath.
- Vehicular traffic over the entire site should be kept to a minimum and routed away from trees (or the TPZ).
- Unnecessary traffic, such as workers' personal vehicles, should be prohibited on the site and movement over the TPZ and CRZ by delivery vehicles should be restricted as much as possible.
- A storage area for construction materials should be identified that is well away from trees and located to minimize the traffic required to retrieve and use the materials.

- c) **Less Than Significant Impact.** The existing visual character represents that of a recreational facility. The intention of the proposed project would be to enhance and modernize Alondra Community Regional Park. The upgrades are planned to improve facilities that have deteriorated and are under utilized due to their present condition. The proposed changes would improve recreational uses on-site and provide a benefit to the surrounding community. The views from the west of the site looking east consist of the park's fenced pool with the gymnasium building. Views from the east of the site looking west consist of the picnic area, portions of the fenced pool, and the volleyball area. The view from the north of the site looking south consists of the fenced pool, adjacent children's play area, and the existing parking lot. The view from the south of the site, at the entrance to the project site from the parking lot, provides an immediate visual of the project site including the pool, restrooms, play area, volleyball area, and adjacent lake. The proposed project footprint falls within the already developed park. The new facilities would not negatively affect the existing visual character or quality of the site and its surroundings. The proposed changes would update and improve the park facilities. The redevelopment of the southern portion of Alondra Park would not have a significant impact to the site or its surrounding area.

- d) **Less Than Significant Impact.** Current light sources include those related to commercial and residential uses across from the park, as well as the existing security and landscape lighting on-site. Alondra County Golf Course is located to the northwest of the project site with El Camino College located to the east adjacent to park and near the golf course. The proposed project would have security lighting and lighting associated with the swimming pool and in-ground skateboard park. The skateboard park and swimming pool would have appropriate lighting associated with the recreational activity and would be operated until approximately 9:00 pm. The lighting used would incorporate the latest approved components to reduce glare. With the exception of security lighting, all lighting would conform to park hours. The amount of light and glare that would occur after the completion of the proposed park improvements would be similar to the existing conditions. Therefore, impacts to light and glare would be less than significant.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>B. AGRICULTURAL RESOURCES</b>				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.				
<b>Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland of Statewide Importance to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a-c) **No Impact.** Although zoned A-1 (Light Agricultural), according to the County of Los Angeles General Plan Draft, Special Management Areas Map, the proposed site is not located in an Agricultural Opportunity Area.<sup>4</sup> The Alondra Community Regional Park is designated as Open Space and Recreation Land Use (County Park/ Other Park and Conservancy Lands) by the County.<sup>5</sup> The proposed site is not enrolled in a Williamson Act contract (California Land Conservation Act of 1965) and is not under any zoning requirements that would restrict the use to agriculture. Therefore, the project would have no impacts to agricultural resources.

<sup>4</sup> Information from the Los Angeles County Department of Regional Planning, *County of Los Angeles General Plan Draft, Special Management Areas Map*, accessed on February 7, 2007 at <http://planning.co.la.ca.us/spGPMaps.htm>.

<sup>5</sup> County Los Angeles General Plan Draft, Open Space Map, accessed on February 7, 2007 at <http://planning.co.la.ca.us/spGPMaps.htm>.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>C. AIR QUALITY</b>				
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. <b>Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

- a) **No Impact.** A project conflicts with or obstructs implementation of the applicable air quality plan if the project is incompatible with the South Coast Air Quality Management District (SCAQMD) and the Southern California Association of Governments (SCAG) air quality policies. The assumptions for growth and associated air quality impacts have been established by SCAG, and these assumptions are utilized in SCAQMD's Draft 2007 Air Quality Management Plan (AQMP) (SCAQMD, 2006).

The proposed project is located in the South Coast Air Basin and SCAQMD is responsible for the development of the regional AQMPs and efforts to regulate pollutant emissions from a variety of sources. SCAQMD developed the 2007 AQMP, which is designed to meet both state and federal Clean Air Act (CAA) planning requirements for all areas under SCAQMD jurisdiction. The 2007 AQMP focuses on reduction strategies for ozone and particulate matter and sets forth procedures for measurements, control strategies, and air quality modeling. To assure the goals and policies established in the 2007 AQMP are maintained, ambient standards have been established for the following criteria pollutants: ozone (O<sub>3</sub>), particulate matter less than 10 microns in diameter (PM<sub>10</sub>) and less than 2.5 microns in diameter (PM<sub>2.5</sub>), carbon monoxide (CO), nitrogen oxides (NO<sub>x</sub>), sulfur dioxide (SO<sub>2</sub>), and lead.

The Basin is a nonattainment area, or does not meet established ambient air quality standards, for O<sub>3</sub> (for both the 1-hour and 8-hour standards), PM<sub>10</sub>, and PM<sub>2.5</sub>. The CAA sets certain deadlines for meeting the NAAQS within the Basin including: 1-hour O<sub>3</sub> by the year 2010; 8-hour O<sub>3</sub> by the year 2021; and PM<sub>2.5</sub> by the year 2015.

A project conflicts with or obstructs implementation of the applicable air quality plan if the project is incompatible with SCAQMD and the Southern California Association of Governments (SCAG) air quality policies. The proposed Project would conflict with SCAQMD and SCAG policies if it:

- Causes an increase in the frequency or severity of existing air quality violations;
- Causes or contributes to new air quality violations;
- Delays timely attainment of air quality standards or the interim emission reductions specified in the SCAQMD's Air Quality Management Plan (AQMP); or
- Exceeds the assumptions utilized in the SCAQMD's AQMP.

The project site is located within an area designated for open space land uses, and the proposed project is consistent with the current land use and zoning designations. The proposed project would not require a General Plan amendment related to land use, and as such, would be consistent with applicable land use planning documents. This project would not directly result in population growth (e.g. housing development) and the proposed project would not result in an exceedance with the SCAG growth forecasts. Consequently, implementation of the proposed project would be consistent with AQMP attainment forecasts. In summary, project development would not conflict with, or obstruct implementation of the AQMP. As a result, there would be no impact.

- b) **Less Than Significant Impact.** To determine if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation, project specific impacts were compared to the following SCAQMD criteria <sup>6</sup>:

- Construction emissions from both direct and indirect sources would exceed any of the following SCAQMD prescribed threshold levels: (1) 75 pounds per day (lbs/day) for ROC; (2) 100 lbs/day for NO<sub>x</sub>; (3) 550 lbs/day for CO; (4) 150 lbs/day for PM<sub>10</sub> or SO<sub>x</sub>, (5) 3 lbs/day for lead, and (6) 55 lbs/day for PM<sub>2.5</sub>.
- Operational emissions from both direct and indirect sources would exceed any of the following SCAQMD prescribed threshold levels: (1) 55 lbs/day for ROC and NO<sub>x</sub>; (2) 550 lbs/day for CO; (3) 150 lbs/day for PM<sub>10</sub> or SO<sub>x</sub> (4) 3 lbs/day for lead, and (5) 55 lbs/day for PM<sub>2.5</sub>.

### Construction Emissions

Construction of the site would generate emissions from excavation and demolition activities, as well as park upgrades. Construction activities are scheduled to begin in August 2008 and end in April 2010, resulting in construction duration of approximately 20 months. **It is anticipated that approximately 10,000 cubic yards of soils will be required for fill material.** Mass daily emissions during construction were compiled using URBEMIS 2002, which is an emissions estimation/evaluation model developed by

<sup>6</sup> South Coast Air Quality Management District, *CEQA Air Quality Handbook, Chapter 6 (Determining the Air Quality Significance of a Project)*, 1993.

the CARB that is based, in part, on SCAQMD CEQA Air Quality Handbook guidelines and methodologies.<sup>7</sup> Construction would include the demolition of existing buildings, and construction of new park improvements. A complete listing of the construction equipment by phase and construction phase duration assumptions used in this analysis is included within the URBEMIS 2002 printout sheets provided in **Appendix C**.

Calculated unmitigated and unmitigated emissions rates are presented in **Table 2.1**. As shown, construction-related daily emissions for the proposed project would not exceed SCAQMD significance thresholds.

**TABLE 2.1**  
**ESTIMATE OF UNMITIGATED REGIONAL CONSTRUCTION EMISSIONS <sup>a</sup>**  
**(POUNDS/DAY)**

Phase	ROC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub> <sup>b</sup>	PM <sub>2.5</sub> <sup>c</sup>	CO <sub>2</sub>
Demolition (6 months)	5	39	22	<1	15	5	3,408
Site Preparation (4 months)	4	27	55	<1	56	12	2,371
Building Erection/Finishing (10 months)	8	35	45	<1	2	2	5,784
<b>Worse Case Daily Unmitigated Emissions</b>	<b>8</b>	<b>39</b>	<b>55</b>	<b>&lt;1</b>	<b>56</b>	<b>12</b>	<b>5,784</b>
<b>Regional Daily Significance Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>	<b>N/A</b>
<b>Over/(Under)</b>	<b>(67)</b>	<b>(61)</b>	<b>(495)</b>	<b>(150)</b>	<b>(94)</b>	<b>(43)</b>	<b>N/A</b>
<b>Exceed Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

<sup>a</sup> Compiled using the URBEMIS 2002 emissions inventory model. The equipment mix and use assumption for each phase is provided in Appendix C.

<sup>b</sup> PM<sub>10</sub> emissions estimates are based on compliance with SCAQMD Rule 403 requirements for fugitive dust suppression.

<sup>c</sup> SCAQMD's Final Methodology to Calculate PM<sub>2.5</sub> Significance Thresholds (October 2006) requires the following: (1) fugitive sources - the PM<sub>2.5</sub> fraction of PM<sub>10</sub> is 21 percent (2) off-road combustions sources - the PM<sub>2.5</sub> fraction is 89 percent (3) stationary combustion sources, the PM<sub>2.5</sub> fraction of PM<sub>10</sub> is 99 percent.

SOURCE: ESA, 2007b.

SCAQMD Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. The construction activities would comply with applicable SCAQMD Rule 403 provisions during project construction are as follows:

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
- All on-site unpaved roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.

<sup>7</sup> URBEMIS (urban emissions) 2002 software is used to estimate construction, area source, and operational air pollutant emissions from land use projects. The URBEMIS includes the latest EMFAC2002 emission factors to calculate air pollution emission factors for passenger cars, trucks and buses.



- Limit traffic speeds on unpaved roads to 15 mph.
- Suspend excavation and grading activity when winds exceed 20 mph.
- If possible, use alternative fueled or catalyst equipped diesel equipment.
- Minimize idling time (e.g., 10 minute maximum) and limit the hours of operation of heavy duty equipment and/or the amount of equipment in use.

### Operational Emissions

Emissions from project operations include those resulting from traffic trips in the project area and associated air pollutant emissions. The proposed park upgrades could result in additional employees or additional patrons at the park facility, but not to significant levels. To determine project level impacts, operational emissions generated by mobile sources were quantified to demonstrate emissions resulting from project specific activities during occupation (which represents both pre- and post project conditions). Criteria pollutant emissions were calculated using the URBEMIS 2002 emissions inventory model, which multiplies an estimate of daily vehicle miles traveled by applicable Emfac2002 emissions factors. The URBEMIS 2002 model assumed a target build out year of 2010. As shown in **Table 2.2**, net regional emissions resulting from the proposed project operations would not exceed regional SCAQMD thresholds for ROC, NO<sub>x</sub>, SO<sub>x</sub>, CO, PM<sub>2.5</sub> or PM<sub>10</sub>.

**TABLE 2.2**  
**ESTIMATE OF OPERATIONAL EMISSIONS <sup>a</sup>**  
**(POUNDS/DAY)**

	ROC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub> <sup>b</sup>	CO <sub>2</sub>
<b>Future Project Conditions (2008)</b>							
Area Sources	1	1	2	<1	<1	<1	3
Mobile Sources	1	1	2	<1	1	1	165
Stationary Sources	<1	<1	<1	<1	<1	<1	<1
<b>Total</b>	<b>2</b>	<b>2</b>	<b>4</b>	<b>&lt;1</b>	<b>1</b>	<b>1</b>	<b>168</b>
<b>SCAQMD Significance Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>	<b>NA</b>
<b>Emissions Over (Under)</b>	<b>(53)</b>	<b>(53)</b>	<b>(546)</b>	<b>(150)</b>	<b>(149)</b>	<b>(54)</b>	<b>NA</b>
<b>Exceed Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

<sup>a</sup> Compiled using the URBEMIS 2002 emissions inventory model. The equipment mix and use assumption for each phase is provided in Appendix C.

<sup>b</sup> SCAQMD's Final Methodology to Calculate PM<sub>2.5</sub> Significance Thresholds (October 2006) requires the following: (1) fugitive sources - the PM<sub>2.5</sub> fraction of PM<sub>10</sub> is 21 percent (2) off-road combustions sources - the PM<sub>2.5</sub> fraction is 89 percent (3) stationary combustion sources, the PM<sub>2.5</sub> fraction of PM<sub>10</sub> is 99 percent. For project operations, PM<sub>2.5</sub> fraction was assumed worse case (i.e. 100 percent)

SOURCE: ESA, 2006b.

### Greenhouse Gases and Global Warming

The Global Warming Solutions Act of 2006, otherwise referred to as Assembly Bill 32 (AB 32), requires CARB to establish a statewide Greenhouse Gases (GHG) emission cap

for 2020 based on 1990 emission levels and to adopt mandatory reporting rules for significant sources of GHGs. In addition to regulated air pollutants provided in Tables 2 and 3, the proposed project would result in emissions of the greenhouse gas carbon dioxide (CO<sub>2</sub>) as a byproduct of combustion of gasoline and diesel fuel in construction equipment and construction worker commute trips and from vehicle trips related to operations. In addition, the increased demand for electrical energy by the proposed project may result in an increase of CO<sub>2</sub> emissions from those off-site sources of energy (referred to as indirect emissions, since they are not directly emitted by the facility operations). The significance of the proposed project's CO<sub>2</sub> emissions cannot be determined without substantial speculation. As there are no criteria at this time to evaluate the significance of the GHG emissions, no conclusion can be reached regarding this potential impact. In accordance with Section 15145 of the CEQA Guidelines, any potential impact regarding GHG emissions is too speculative for evaluation and no further discussion of this potential impact is required.

- c) **Less Than a Significant Impact.** According to the *SCAQMD CEQA Air Quality Handbook*, projects that are consistent with the AQMP performance standards and emission reduction targets would be considered less than significant cumulatively, unless there is other pertinent information to the contrary. Specifically, the handbook identifies three possible methods to determine the cumulative significance of land use projects (SCAQMD, 1993). As shown, on Table 2.2, the proposed project would not result in a significant increase in operational emissions as compared to existing conditions. As provided in Table 2.1, construction impacts would be less than the SCAQMD's established thresholds. According to the SCAQMD CEQA Air Quality Handbook, projects that are consistent with the AQMP performance standards and emission reduction targets would be considered less than significant unless there is other pertinent information to the contrary. As provided in impact discussion C.(a) above, the proposed project is consistent with the 2007 AQMP performance standards and emission reduction targets. As a result, impacts are less than significant.
- d) **Less Than a Significant Impact.** Some population groups, such as children and the elderly, are considered more sensitive to air pollution than others. The project is located within an area that contains residential development to the north and east. The nearest school is the Evelyn Carr Elementary School, located at 6404 West 168<sup>th</sup> Street in Torrance (0.6 mile south). Criteria pollutants such as particulate matter can result from a variety of construction activities and such pollutants can affect sensitive receptors. As provided in C.b) above, emissions from construction and operations are less than the significance thresholds provided by the SCAQMD. As such, impacts are considered less than significant.
- e). **Less Than Significant Impact.** Potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. SCAQMD Rule 1113 limits the amount of volatile organic compounds from architectural coatings and solvents. The construction period is anticipated to occur for a period of 20 months,

and the quantity of coating and solvents anticipated for use are minimal. In addition, via mandatory compliance with SCAQMD Rules, no construction activities or materials are proposed which would create objectionable odors that exceed applicable thresholds. The project operations would not create objectionable odors. As such, impacts are less than significant.

<b>Issues (and Supporting Information Sources):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>D. BIOLOGICAL RESOURCES— Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a) **Less Than Significant Impact with Mitigation Incorporation.** The proximity of Alondra Park to the ocean and an urban river, together with its lake, meadow lawns, and woodlands, contributes to the park functioning as a naturally landscaped habitat and environment for migratory wetland and upland birds. The island in the lake has a California native plant garden that is also an attractant for native butterflies and wild birds that migrate from Santa Catalina Island and the Palos Verdes Peninsula (DPR, 2007b).

A California Natural Diversity Database (CNDDDB) query was performed for the project area to determine if habitat exists that supports species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services quadrangle (CDFG, 2006).<sup>8</sup> Based on the CNDDDB search of this quadrangle, there are 12 special-status species with the potential to occur in the vicinity of the project site, either as residents or transient animals.<sup>9</sup> However, based on known records from the CNDDDB, habitat affinities of the species, a reconnaissance-level survey of the site by an ESA biologist on February 7, 2007 and professional judgment, none of these species listed in **Table 2.3** would occur on the areas of the project site where construction would occur. Given the lack of suitable habitat specific to the project area where improvements would be implemented (e.g. pool area), impacts to species listed in Table 2.3 would not occur.

There are several mature trees on-site, which could harbor nesting birds during mating seasons. During construction, tree disturbance or removal activities have potential to disrupt nesting birds if they occur. Due to the urbanized character of the area, raptor nesting and foraging as well as bat roosting and foraging would likely not occur because raptors and bats generally require sufficient open space areas for these purposes. If construction activities were to cause the direct mortality or indirectly affect (e.g., tree removal, construction noise, and dust causing nest abandonment) to non-status nesting migratory birds, this would be a violation of the federal Migratory Bird Treaty Act (MBTA). Though variable, the typical nesting season occurs between the months of February to August each year. Construction activities would occur from August 2008 to April 2010. As such, impacts could potentially occur during project construction if nesting birds do exist. During construction, personnel would implement efforts to conform with MTBA requirements. As operations could potentially occur in a manner similar to existing conditions, no significant impacts are anticipated. To assure that MBTA violations do not occur, construction workers would implement *Mitigation Measure BIO-1* to determine occupancy status or continuing nest dependency:

## **Mitigation Measure**

### **Measure BIO-1: Nesting Migratory Birds and Raptors.**

- A preconstruction nesting bird survey for all breeding bird species shall be conducted in a manner to assure construction-related mitigation activities can be implemented appropriately.

<sup>8</sup> The project site is located in the U.S. Geological Survey (USGS) Inglewood 7.5-minute quadrangle and a California Natural Diversity Database (CNDDDB) query was performed for this quadrangle.

<sup>9</sup> The term "special-status" species includes those that are listed and receive specific protection defined in federal or state endangered species legislation, as well as species not formally listed as Threatened or Endangered, but designated as Rare or Sensitive on the basis of adopted policies and expertise of state resource agencies or organizations, or policies adopted by local agencies such as counties, cities, and special districts to meet local conservation objectives.

- Surveys shall be conducted within all potential breeding habitat located within 250 feet of the project site.
  - If construction activities are delayed or are suspended for more than 30 days after the initial pre-construction survey, an additional nesting bird survey must be conducted per item #1 above, prior to the start or re-initiation of construction-related activities.
  - If an active nest is located within 250 feet of proposed construction activities, the proponent in consultation with CDFG will determine the appropriate protective measures. This consultation can be made by a conference telephone call, an on-site meeting, or other mutually agreeable means.
- b) **No Impact.** Based on site reconnaissance and information provided by the USGS Inglewood topographic map (USGS, 1964), it was determined that the project site does not contain riparian habitat. Riparian habitat is lowland habitat associated with the bed and banks of a river, stream, or wash. The CNDDDB does not identify any sensitive natural riparian communities tracked by the CDFG that could occur within the project's vicinity (CDFG, 2006). Therefore, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service and there would be no impact.
- c) **No Impact.** Based on site reconnaissance and information provided by the USGS, the area to be improved does not contain federally protected wetlands as defined by Section 404 of the Clean Water Act (e.g. blue line streams, marsh, vernal pool, coastal, etc.). The project footprint is located in an upland area that contains nonnative ornamental trees, shrubs, and ground cover and, therefore, riparian habitat is not present. The proposed project site is not located within an area that possesses the proper vegetation (i.e., a preponderance of hydrophytes or "water-loving" plants), soils (i.e., hydric or waterlogged soils), or hydrologic conditions (i.e., inundated either permanently or periodically or saturated during the growing season of the prevalent vegetation) to be defined as a wetland according to the U.S. Army Corps of Engineers' (USACE) *Wetlands Delineation Manual* (USACE, 1987). Therefore, the proposed project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; and there would be no impact.
- d) **Less Than Significant Impact.** The proposed project site is a park surrounded by residential neighborhoods and is not connected to adjacent open spaces and, therefore, terrestrial wildlife movement to and from the park is severely limited if not completely severed. Additionally, no streams or rivers occur within the area to be improved with the

**TABLE 2.3**  
**SPECIAL-STATUS SPECIES AND NATURAL COMMUNITY OCCURRENCE AT AND WITHIN**  
**THE VICINITY OF THE SITE**

Species	Listing Status (USFWS/CDFG/ CNPS)	Likelihood of Occurrence	Comments
<b>Plants</b>			
San Bernardino aster <i>Symphotrichum defoliatum</i>	--/1B	None	Found in a variety of native habitats, including cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, valley and foothill grassland, and near ditches, streams, and springs.
Coastal dunes milk-vetch <i>Astragalus tener</i> var. <i>titi</i>	FE/SE/1B	None	Found in coastal dune complexes in southern California.
Prostrate navarretia <i>Navarretia prostrata</i>	--/1B	None	Found in vernal pools.
Spreading navarretia <i>Navarretia fossalis</i>	FT/1B	None	Found in vernal pools.
California Orcutt grass <i>Orcuttia californica</i>	FE/SE/1B	None	Found in vernal pools.
<b>Animals</b>			
Burrowing owl <i>Athene cunicularia</i>	--/SC/--	None	Found in a variety of habitats that contain ground squirrels, including open, dry grasslands, and deserts.
Southwestern willow flycatcher <i>Empidonax traillii extimus</i>	FE/SE/--	None	Found in riparian areas with willows.
Coastal California gnatcatcher <i>Polioptila californica californica</i>	FT/SC/--	None	Found in coastal scrub.
Western mastiff bat <i>Eumops perotis californicus</i>	--/SC/--	None	Found in low elevations in the coastal basins of southern California. They appear to favor rugged, rocky areas where suitable crevices are available for day-roosts.
South coast marsh vole <i>Microtus californicus stephensi</i>	--/SC/--	None	Found in coastal marshes.
American badger <i>Taxidea taxus</i>	--/SC/--	None	Badgers prefer to live in dry, open grasslands, fields, and pastures. They are found from high alpine meadows to sea level.
Coast (San Diego) horned lizard <i>Phrynosoma coronatum</i> (blainvillii population)	--/SC/--	None	Found in areas with abundant, open vegetation such as chaparral or coastal scrub.

## Status Codes:

Federal (USFWS)

FE = federally endangered

FT = federally threatened

State (CDFG)

SE = state endangered

SC = state species of special concern

CNPS

1B = plants rare, threatened, or endangered in the state and elsewhere

SOURCES: CNDDB, 2006 and Skinner and Pavik, 1986.

new park facilities. Therefore, fish movement does not occur within the project footprint. Given the lack of native habitat present within the project footprint, it does not appear to possess the suitable habitat to act as a native wildlife nursery site (also see response to *Biological Response D.a* above). It is possible that migratory birds could utilize the site for nesting purposes. However, with incorporation of *Mitigation Measure BIO-1*, the proposed project would not significantly affect a native wildlife nursery site, if present. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, and there would be a less than significant impact.

- e) **No Impact.** An ESA biologist performed a reconnaissance-level survey of the site on February 7, 2007. The proposed project does not contain any native oak trees that would be protected under the Los Angeles County Oak Tree Ordinance. There are no other applicable local policies or ordinances designed to protect biological resources that would constrain development of the site. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and there would be no impact.

There are several mature trees, as well as natural and ornamental vegetation, located throughout the site. Construction activities would include landscape and irrigation systems replacement and replanting of existing vegetation with native / drought tolerant species as applicable. As discussed in Response A.b) of the *Aesthetics* impact discussion, the park does contain several trees, such as the 13 mature ficus trees located at the entrance to the south side of Alondra Park (Walter Warriner Consulting Arborist, 2007). The subject trees are a major component at the entrance to the park and figure prominently in the re-designing of the park. As provided in *Mitigation Measure AES -1*, of the *Aesthetics* section, mitigation measures would be incorporated to protect the subject ficus trees. As a result, the impacts to this biological resource would not occur. The Arborist Report is provided in Appendix B.

- f) **No Impact.** The proposed project is not located within a federally adopted Habitat Conservation Plan (HCP) or Natural Community Conservation Plan (NCCP) or within any other approved local, regional, or state habitat conservation plan. Therefore, the project would not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan at this time, and there would be no impact.
-

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>E. CULTURAL RESOURCES— Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Discussion

- a) **Less Than Significant Impact.** CEQA Section 15064.5 defines a historic resource as a resources that is included in a local register of historical resources, any object, building, structure, site, area, place, record, or manuscript that the lead agency determines as historically significant.<sup>10</sup> The project site is a disturbed area developed park containing outdated recreational facilities (pool, restrooms, volleyball area, etc.). The park's recreational facilities to be renovated are not greater than 50 years old, ~~old and subsequently not ADA compliant, but~~ and are not considered historic or a historic resource. Therefore, the proposed redevelopment of Alondra Park would not cause a substantial change to a known historic resource.
- b-d) **Less Than Significant Impact with Mitigation Incorporated.** There are no known archaeological, paleontological, or unique geological features on-site. The project site is a disturbed area in a development community. To assure that impacts remain less than significant, *Mitigation Measure CUL-1* would be implemented. If during grading any human remains are found, construction activity in the immediate area would cease and the County Coroner would be contacted. Incorporation of *Mitigation Measure CUL-2* will reduce these potential impacts to less than significant.

## Mitigation Measures

**Measure CUL-1:** If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with all applicable regulatory provisions.

**Measure CUL-2:** If at any time human remains are discovered, the County Coroner must be contacted and permitted access to the site for preliminary identification of the remains. If the remains are found to be of Native American origin, the Native American Heritage Commission must be noticed and permitted to identify the Most

<sup>10</sup> CEQA *Guidelines*, CCR, Title 14, Chapter 3, Article 5, Section 15064.5, 2007.



Likely Descendant (MLD), and, in consultation with the proponent and archaeological monitor, determine the appropriate disposition of the remains.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>F. GEOLOGY, SOILS, AND SEISMICITY— Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a - i) **Less Than Significant Impact.** The project site is located within Southern California seismically active region. Primary ground rupture or fault rupture is defined as surface displacement, which occurs along the surface of a fault during an earthquake. The nearest dominant fault feature in the vicinity is the northwest trending Newport Inglewood Fault Zone (NIFZ), which is located about three miles to the east of the project site. The NIFZ is an uplifted anticlinal structure broken up by a series of offset, parallel faults. Movement along the NIFZ has resulted in formation of the string of low hills that extend from the Baldwin Hills southeastward to Newport Beach. In addition to this fault, two smaller faults, the Overland and the Charnock Faults, parallel the NIFZ to the southwest. As provided in the Geotechnical Study (see **Appendix D**), no known active or potentially active fault traces have been recognized as crossing any part of the proposed project and California Geological Survey (CGS) does not delineate any part of the project area as

being within an Alquist-Priolo Earthquake Fault Zone (URS, 2007). In addition, the project would not place additional structures or people in an active fault zone. The project would not result in a significant increase in employees or visitors, thus the exposure would be similar to existing conditions. The project would not be expected to expose people or structures to rupture of a known earthquake fault. Impacts would be less than significant.

- a - ii) **Less Than Significant Impact.** As mentioned in *Response F.a-i* above, the project site is located within the seismically active region of southern California. The Newport-Inglewood fault is the most significant seismic source to the site. At its closest, the Newport-Inglewood fault zone passes about 3 miles (5 km) to the northeast (URS, 2007). As with other developments in the region, the project could be subject to moderate to strong ground shaking during seismic events. However, the project would not expose on-site employees and visitors to substantial new adverse effects related to strong seismic ground shaking. As such, impacts are less than significant.
- a - iii) **Less Than Significant Impact.** Liquefaction is a phenomenon where soils lose their strength due to strong seismic shaking. Liquefaction tends to occur in saturated, loose sandy soils with a high groundwater table (50 feet or less below ground surface). A rapid increase in groundwater pressures (excess porewater pressures) causes a loss of shear strength. The primary secondary effects of liquefaction include sand boils, settlement and settlement-related downdrag on deepened foundation systems, lateral spreading, and flow slides in areas with sloping ground. Based on the Seismic Hazard Map for the Inglewood Quadrangle, the project site is not located within a Liquefaction Hazard Zone (URS, 2007). Further more, subsurface investigation indicates that the site is underlain by mostly stiff clay soil that is not prone to liquefaction. Therefore, liquefaction potential at the project site is considered to be low. The site has been operating as a public park facility for several years, and no known issues related to liquefaction have occurred. As such, impacts are assumed to be less than significant.
- a - iv) **Less Than Significant Impact.** Landslides typically occur in steep slope areas. There are no steep slopes or areas prone to landslide on-site. In addition, no substantial change in runoff, which could induce landslides in steep sloped areas, is expected. In addition, the Seismic Hazards Zone Map for the Inglewood Quadrangle indicates that the project elements do not lie within areas designated as having the potential for earthquake-induced land sliding (URS, 2007). The applicant would be required to incorporate best management practices (BMPs) to control water erosion and would be required to comply with standard County and Los Angeles Regional Water Quality Control Board requirements to limit erosion during construction. As the area topographically is not indicative of a landslide area, impacts would be less than significant.
- b) **Less Than Significant Impact.** Construction would begin in August 2008 and would occur for approximately 20 months. As discussed in item a-iv above, BMPs to minimize stormwater pollution runoff would be implemented during construction. For each phase,

grading would be implemented as required to re-grade disturbed areas, to provide drainage, and to allow for utility upgrades. Due to the flat topography, grading for the project would be minimal and earth would be stockpiled on-site for reuse. The implementation of BMP requirements would assure that the proposed project would not result in substantial soil erosion or the loss of topsoil. As such, impacts are less than significant.

- c) **Less Than Significant Impact.** As indicated above, there is no potential liquefaction hazard within the project boundary. The project site currently operates as a recreational/park facility, and unstable soils are not known to occur. The project area is not located on a fault line, or in an area that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Thus, impacts related to unstable geologic unit or soils would be less than significant.
- d) **Less Than Significant Impact with Mitigation Incorporated.** Based on the Preliminary Geotechnical Study (URS, 2007) a significant amount of fill materials would need to be imported to backfill the existing swimming pool to create the building pad. The minor amount of materials to be generated from excavations would consist of clayey alluvial deposits. Based on the clayey nature of the on-site material, a medium to high expansive potential should be assumed. To assure that impacts remain less than significant, *Mitigation Measure GEO-1* would be implemented.

### Mitigation Measures

**Measure GEO-1:** If the clayey excavated soils were to be re-used in compacted fill, thorough mixing with coarse grain fill materials will be necessary. The resulted mix should have a maximum of 35 percent of fines passing a standard No. 200 sieve and an expansion index not exceeding 30. The mix should be confirmed and approved by the Geotechnical Engineer of Record for their suitability before placing.

- e) **No impact.** The Project site is located in an area served by existing sewer infrastructure. Project construction does not include the installation of septic systems or other wastewater disposal systems. No impacts would occur.

Issues (and Supporting Information Sources):	<u>Potentially Significant Impact</u>	<u>Less Than Significant with Mitigation Incorporation</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
<b>G. HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

- a-b) **Less than Significant Impact.** The proposed project would not transport, use, or dispose of significant amounts of hazardous materials. Grading and construction activities may involve the limited transport, storage, use, or disposal of hazardous materials from the fueling or servicing of construction equipment on-site. However, these activities would be minimal, short-term, or one-time in nature. **Due to the age of the structures, the structures to be removed could contain asbestos containing material (ACM) or lead-based paint (LBP). These materials would be handled in accordance with the applicable regulations, resulting in a less than significant impact during construction.** Once **construction is** complete, the park would utilize ordinary household or general commercial cleansers, solvents, and other substances utilized for cleaning and maintenance of recreational facilities (i.e. restrooms, etc.). Use of such substances is subject to the regulations on the labels and as such would not result in significant impacts. Therefore, the proposed park redevelopment would generate less than significant impacts.
- c) **Less than Significant Impact.** There are two schools located to the south of Alondra Park within approximately one-quarter mile of the proposed project site: Yukon Elementary school located at 17815 Yukon Avenue and Evelyn Carr Elementary School

located at 6404 West 168<sup>th</sup> Street. Surrounding schools beyond the one-quarter miles perimeter include Calvary Christian Academy located at 2818 Manhattan Beach Boulevard and Casimir Middle School both located to the southwest of the project site, with Anderson Elementary School located to the north of the site on 4130 West 154<sup>th</sup> Street. The park redevelopment would not involve the use of hazardous materials, acutely hazardous materials, substances, or wastes in sufficient quantities to pose a hazard. The proposed park redevelopment would be required to comply with all federal, state, and local rules and regulations for hazardous materials handling to ensure that impacts would be less than significant.

- d) **Less than Significant Impact.** Historically, the project site has operated as a park and there are no known occurrences related to hazardous waste or material storage, or related activities resulting in waste generation or storage on-site. Thus, project construction and operation would not expose people to hazardous material or waste on-site. Therefore, the proposed project would have less than a significant impact.
- e) **Less Than Significant Impact.** The proposed park redevelopment is located approximately two and a half miles south of the Hawthorne Municipal Airport. The airport is located between West El Segundo Boulevard and 120<sup>th</sup> Street. The Compton/Woodley Airport is located approximately four miles east from the project site and is located on the corner of Alondra Boulevard and South Central Avenue. The proposed project is a redevelopment of existing recreational property and is not located within two miles of an existing public airport. Therefore, the proposed project would not pose a safety hazard for people working or residing in the project area.
- f) **No Impact.** The proposed redevelopment of Alondra Community Regional Park is not located in the nearby vicinity of a private airstrip. Please see *Response G.e* for details on the location and proximity of airports. Therefore, the proposed redevelopment would have no adverse impact.
- g) **Less than Significant Impact.** The proposed Alondra Park redevelopment would not interfere with current emergency response plans or emergency evacuation plans for local, state, or federal agencies. Please see *Public Services*, response “a” and response “b” for further details.
- h) **Less than Significant Impact.** Alondra Community Regional Park is located in a development community in Los Angeles County. Fire Protection services are provided to the park by Los Angeles County Fire Department, Fire Station #21. The proposed project would include replacement of the existing BBQ grills. Appropriate signage would be posted to regulate the proper use of the BBQ grills. The park redevelopment would not increase the potential for wildfires or expose people to wildfire dangers. The proposed redevelopment would have less than significant impacts.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>H. HYDROLOGY AND WATER QUALITY— Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river, or by other means, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of a site or area through the alteration of the course of a stream or river or, by other means, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

- a) **Less Than Significant Impact with Mitigation Incorporated.** Water quality objectives and standards are mandated under the California Water Code and the Federal Clean Water Act. Under current regulations, the proposed project must meet or exceed water quality standards and waste discharge requirements set by the State Regional Water Quality Control Boards. Construction-sites on one acre or larger must apply for coverage under the NPDES statewide general storm water permit. Surface runoff from the project site during construction, and throughout the life of the project could affect the quality of water of the adjacent water body (Alondra Park Reservoir).

*Mitigation Measure HYD-1* confirms general statewide requirements that, prior to issuance of development permits project, the Applicant must prepare a Storm Water Pollution Prevention Plan (SWPPP), including appropriate BMPs (Best Management Practices) to prevent non-point source pollutants from leaving the project site and reaching the water body of concern. Development permits are typically issued after the Applicant has defined appropriate BMPs (which may include permeable pavement, oil/grease filters, trash detention) that would reduce non-point source pollutants to levels that meet Regional Water Quality Control Board (RWQCB) limits.

### **Mitigation Measure**

**Measure HYD-1** All development shall include measures consistent with the requirements and programs of the Department of Public Work to reduce contaminated runoff in the adjacent body of water, including filtration of low flows, reduction of impervious surfaces, and provision of pump out facilities, and other necessary measures to reduce harmful pollutants. The Applicant shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the County for review and approval prior to project construction permit approval. The SWPPP shall identify the exact type of Best Management Practices (BMPs), the timing and location of implementation, and the purpose and expected result of each BMP in protecting water quality and water flow characteristics. BMPs shall include measures to contain erosion and prevent the introduction of toxic substances to runoff. The SWPPP shall address pre-construction, construction, and post construction measures, and both temporary and permanent measures. Recommended BMPs for the construction phase include but are not limited to the following:

- Proper stockpiling and disposal of demolition debris, concrete, and soil;
- Protecting existing storm drain inlets; stabilizing disturbed areas;
- Erosion controls;
- Proper management of construction materials; and
- Waste management, aggressive litter control, and sediment controls.

These requirements shall be incorporated into design specifications and the construction contracts.

- b) **Less Than Significant Impact.** The 1.5 acre improvement site is currently developed and mostly covered in impervious surfaces. The proposed project would have similar lot coverage, and would include landscaped areas. However, the impervious surface of the proposed project may increase a small percentage due to the addition of the skateboard park. The property is not located in a groundwater recharge area or in an area considered a source of groundwater (URS, 2007). Groundwater was encountered at 34 feet below the ground surface (bgs) at all borings during subsurface investigation (URS, 2007). Based on regional data, the historical highest groundwater level in the project vicinity is about 10 to 20 feet below the existing ground surface (URS, 2007). The depth to groundwater may fluctuate, depending on factors such as rainfall in the site vicinity. As a result, impacts would be less than significant.

- c-d) **Less than Significant Impact.** The project site is currently developed and contains established drainage patterns that would be maintained with the implementation of the proposed park redevelopment. The nearest flowing waterway is Dominguez Creek, which is located adjacent to the El Camino College and flows year-round between Alondra Park and the college in a southerly course toward the sea at San Pedro Harbor. The project runoff would tie into existing stormdrains at the site, and would not substantially alter the existing drainage pattern of a site through the alteration of the course of a stream or river or, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, impacts would be less than significant.
- e) **Less than Significant Impact with Mitigation Incorporation.** As the proposed project would have a similar amount of impervious surface area compared to the existing amount of surface area, no significant change or impact would be anticipated to occur. Stormwater conveyance infrastructure in the area or region may require upgrades; however, the proposed project would not contribute additional stormwater above existing levels. The quality of stormwater runoff would be improved through SWPPP requirements, as reflected in *Mitigation Measure HYD-1*.
- f) **Less Than Significant Impact with Mitigation Incorporation.** See Hydrology and Water Quality response "a" above. Potentially significant water quality impacts would be mitigated by project *Mitigation Measure HYD-1*.
- g-i) **Less Than Significant Impact.** The proposed project does not contain a housing component. The project site is not within a 100-year flood hazard<sup>11</sup> area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation maps. Potential impacts would be less than significant.
- j) **Less Than Significant Impact.** The potential for a seiche, tsunami, or mudflow to occur in the area is not likely. Potential impacts are considered less than significant.

<b>Issues (and Supporting Information Sources):</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant with Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>I. LAND USE AND LAND USE PLANNING— Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>11</sup> FEMA Floodplains Map 1999.



<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a) **No Impact.** Alondra Park currently exists within an established community. The project site is located within the southern portion of Los Angeles County located between the cities of Lawndale, Torrance, and the unincorporated El Camino Village. To the south of the site, across Redondo Beach Boulevard are multi-family residences and an existing commercial shopping center. The retail center includes a Baskin Robins ice-cream parlor and a bicycle shop among others small vendor shops. The proposed park redevelopment would not physically divide an established community; the park is in itself part of the established community. The proposed park improvements would enhance the recreational services for the surrounding community and other visitors and allow the park to provide ADA approved recreational amenities. The proposed project would have no adverse impact on the existing community.
- b) **Less Than Significant Impact.** The proposed project is located in the unincorporated area of Los Angeles County. Alondra Park is designated in the County of Los Angeles General Plan Draft, Open Space Map as County Park Land.<sup>12</sup> The redevelopment and enhancement of the park would not conflict with any land use plan, policy, or regulation. The proposed park improvements would have no impact.
- c) **No Impact.** Please see Biological Resources, response “e” and “f” for further details. The proposed project would not conflict with any application habitat conservation plan or natural community conservation plan.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>J. MINERAL RESOURCES—Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>12</sup> Information from the Los Angeles County Department of Regional Planning, County of Los Angeles General Plan Draft, Open Space Map, accessed on February 20, 2007 at <http://planning.co.la.ca.us/spGPMaps.htm>

## Discussion

- a-b) **Less Than Significant Impact.** The project site is a development park with various recreational areas. The park is located in Los Angeles County in an existing disturbed area with surrounding residential, commercial, and educational uses. According to the County of Los Angeles General Plan, Special Management Areas Draft Map, the proposed site is not located in a Mineral Resource Zone.<sup>13</sup> Therefore, the redevelopment and enhancement of the Alondra Community Regional Park would not have an effect on mineral resources.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>11. NOISE—Would the project:</b>				
a) Result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

- a) **Less Than Significant Impact.** Construction would begin in August 2008 and would occur for approximately 20 months. The park redevelopment and improvement areas are located to the north of the existing parking lot, along Redondo Beach Boulevard. Project features consist of a swimming pool, pool house, water play splash area, pool house/recreational office, skateboard park, picnic area and restroom building. The proposed renovations would assist the park in meeting ADA requirements. The proposed project consists of the demolition of the existing swimming pool, bathhouse, and fencing.

<sup>13</sup> Information from the Los Angeles County Department of Regional Planning, County of Los Angeles General Plan Draft, Special Management Areas Map, accessed on February 7, 2007 at <http://planning.co.la.ca.us/spGPMaps.htm>.

The County Noise Ordinance establishes noise standards for the project area. In addition, the Noise Element addresses noise with respect to general land use compatibility. The County's Noise Element has adopted guidelines based on the community noise compatibility criteria established by the State Department of Health Services (DHS) for use in assessing the compatibility of various land use types with a range of noise levels. Other rating scales have been developed to account for the various effects of noise on people, which include the Equivalent Noise Level (Leq) and the Day Night Noise Level (Ldn). In addition, as the human ear is not equally sensitive to sound at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity, or the A-weighted decibel scale (dBA).

The Los Angeles County General Plan Noise Element prohibits the development of new commercial, industrial, or other noise generating land uses adjacent to existing residential dwellings if the operational noise from the new development exceeds 65 dBA CNEL measured at the property line of the residential land use. The Noise Element provides an interior noise standard of 45 dBA CNEL for existing and proposed residential land use. Considering that typical residential structures provide at least 20 to 25 dBA of exterior to interior noise reduction, compliance with the County's noise criteria of 65 dBA would result in noise levels within interior spaces that would be 45 dBA or lower. The Noise Element also addresses the potential impacts associated with construction noise. The Noise Element prohibits construction activities between the hours of 7:00 p.m and 7:00 a.m.

As determined in the Response K.d) below, construction noise impacts to the closest sensitive land use would be less than significant with the implementation of mitigation measures. In addition, project operations would not result in a significant increase in noise levels. As determined in Response K.c) below, noise due to long-term project operations would be less than significant and no mitigations would be required. As such, the proposed project would not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Impacts would be less than significant.

- b) **Less Than Significant Impact.** Vibration associated with noise, which takes the form of oscillatory motion, can be described in terms of acceleration, velocity, and displacement. Typically, human response to vibration is not significant until the vibration exceeds 70 dB. Project construction would employ conventional activities and the equipment/techniques to be used would not cause excessive ground-borne vibration. No pile driving or tunneling would occur. Project construction and operation would not generate significant levels of ground-borne vibration or ground-borne noise. For operations, the facility would continue to operate as a park and would not generate ground-borne vibration. Potential impacts would be less than significant.
- c) **Less Than Significant Impact.** The proposed improvements would not result in a permanent increase in ambient noise in the site vicinity above those occurring without the project. Operation of the equipment proposed would not result in noise levels that exceed

applicable significance thresholds (e.g. County's Noise Element or Municipal Code). There would be no increase in ambient noise from project operation. Project operations are not expected to exceed the County General Plan Noise Element compatibility criterion of 65 dBA CNEL for the property line of sensitive land uses, and therefore would not result in a significant impact. As a result, implementation of the proposed development would not permanently increase ambient noise levels in the area and potential impacts would be less than significant

- d) **Less Than Significant Impact.** The generation of noise associated with project construction would occur on a temporary basis (e.g. 20 months) for site preparation and construction activities. Construction activities for the park improvements would result in less than one acre per day of disturbed soil. Construction activities would create noise on a short-term basis from heavy equipment and related construction activities. The operation of heavy equipment during construction would result in temporary increases in noise in the immediate vicinity of the construction site. As shown on **Table 2.4**, average noise levels associated with the use of heavy equipment at construction sites can range from about 78 to 86 dBA, depending upon the types of equipment in operation at any given time and the phase of construction. The majority of the time, construction noise levels at adjacent sensitive locations would be much lower, due to reduced construction activity and the phasing of construction (i.e., construction noise levels at a given location would be reduced as construction activities conclude or move to another more distant location of the site).

**TABLE 2.4**  
**AVERAGE NOISE LEVELS FROM CONSTRUCTION ACTIVITIES**

Construction Phase	Noise Level (dBA, $L_{eq}$ ) <sup>a, b</sup>
Excavation	86
Foundations	78
Construction/Finishing	83

<sup>a</sup> Average noise levels correspond to a distance of 50 feet from the noisiest piece of equipment associated with a given phase of construction and 200 feet from the rest of the equipment associated with that phase.

<sup>b</sup> Construction equipment was assumed to be muffled, per LAUSD Best Management Practices.

SOURCE: Bolt, Baranek, and Newman, *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*, 1971.

Some land uses are considered more sensitive to noise than others due to the amount of noise exposure and the types of activities typically involved. The nearest school site sensitive receptor is the Evelyn Carr Elementary School, located at 6404 West 168<sup>th</sup> Street or 0.6 mile south of the site (or approximately 3,800 feet). Other sensitive receptors include the multifamily residences located across from the park on the other side of Redondo Beach Boulevard. Current noise sources in the project area include typical community noise (e.g., passenger vehicles, pets, and landscape maintenance operations). Construction noise impacts to the nearby residents would be avoided between the hours of 7:00 p.m. to 7:00 a.m. as required by the County's noise element. Due to the short-term construction period, and the sufficient distance from the project site to the nearest school

site (Evelyn Carr Elementary School is approximately 3,800 feet), noise construction impacts to the school are considered less than significant.

- e) **Less Than Significant Impact.** The closest airport to the project site is the Hawthorne Municipal Airport located to the south approximately two and a half miles from the site. The airport is located between West El Segundo Boulevard and 120<sup>th</sup> Street. The Compton/Woodley Airport is located approximately four miles east from the project site and is located on the corner of Alondra Boulevard and South Central Avenue. The Los Angeles International Airport is located approximately seven miles southwest of the proposed park site. As provided in Response “c” above, the project operations would not result in a significant impact to ambient noise levels. The proposed project would not expose people working or residing in the project area to excessive noise. No mitigation measures would be required.
- f) **Less Than Significant Impact.** There are no private airstrip facilities located within the vicinity of the project site. Additionally, as provided in Response e) above, the project would not expose people working or residing in the project area to excessive noise levels. No mitigation measures would be required.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>12. POPULATION AND HOUSING— Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a) **Less Than Significant Impact.** The proposed project does not contain a residential component. The project is tailored to providing recreational enhancement to the surrounding community. It is anticipated that the majority of the project’s patrons already reside in the area. The proposed recreational improvements would not directly or indirectly induce population growth as a result of its implementation. Therefore, the proposed project would have less than a significant impact on population growth.
- b-c) **No Impact.** The project site is currently used for recreational activities and contains no dwelling units. The proposed project does not contain a residential component and would not displace housing or people. No impact would occur due to this project

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>13. PUBLIC SERVICES— Would the project:</b>				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the following public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a.i) **Less Than Significant Impact.** The proposed project site would be serviced by the Los Angeles County Fire Department, Battalion 18 Fire Station #21<sup>14</sup>. Fire Station #21 is located at 4312 West 147<sup>th</sup> Street. The Fire Department currently has adequate access to the project site via Redondo Beach Boulevard. The proposed project would comply with all Building and Fire Code standards. Therefore, the proposed project is not anticipated to have adverse effects on fire services.
- a.ii) **Less Than Significant Impact.** The project site is served by two law enforcement agencies. The Los Angeles County Sheriffs Department, Lennox Station<sup>15</sup> located at 4331 West, Lennox Boulevard in Inglewood, and the Los Angeles County Police provide protection services to the Alondra County Regional Park. The Los Angeles County Police is a specialized law enforcement agency that provides services to patrons, employees and properties of County Departments who contract out for such services. The Parks Service Bureau of the Los Angeles County Police provides vehicle, bicycle, and foot patrols at more than 126 regional parks, lakes, and nature trails. Currently, the department provides law enforcement services to the Alondra Community Regional Park.
- a.iii) **No Impact.** The proposed project is a park improvement redevelopment project. The Alondra Park project does not contain a residential component and no impact to school services would occur. Therefore, the proposed project would not physically impact schools by causing a need for altered or additional facilities due to residential growth.

<sup>14</sup> Personal Communication with Captain Baker of the Los Angeles County Fire Department, Fire Station #21, on February 27, 2007.

<sup>15</sup> Personal communication with Deputy Garcia of the Los Angeles County Sheriff's Department, Lennox Station, on February 22, 2007.

- a.iv) **No Impact.** The proposed project is a recreational redevelopment and would not require the construction of a new or physically altered facility due to the construction of the site. Please see Section 14. *Recreation* for further details. The project adds additional ADA compliant recreational facilities to the Park and other amenities. The redevelopment of the park would not have adverse effects on surrounding recreational facilities.
- a.v) **No Impact.** The proposed project would not cause the need for any new or physically altered public facilities. It would provide improved park facilities for public use.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>14. RECREATION—Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Discussion

- a) **No Impact.** The proposed project is a redevelopment and modernization of an existing neighborhood recreational area. The project would redevelop the swimming pool to be a competitive swimming, diving, and water polo training pool. The park would also provide three lifeguard towers adjacent to and surrounding the pool. The proposed park renovation also includes building a pool house/ recreation office. The redevelopment would include other associated recreational uses such as change rooms and storage. Please see *Chapter 1, Project Description*, for further details. The proposed changes to the park would provide entertaining and athletic opportunities to the neighboring community. The project would be designed with the goal of providing children and adults with a venue for both passive and active recreation. The redevelopment of the park can be considered a potentially beneficial addition to the community. The proposed project is in itself a recreational facility and therefore, would not cause the physical deterioration of surrounding facilities to occur.
- b) **No Impact.** The proposed project is a recreational facility with corresponding uses. Please see *Chapter 1, Project Description* and *Recreation* response 14)a for further details. The proposed project would not have an adverse effect on existing recreational facilities.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>15. TRANSPORTATION AND TRAFFIC— Would the project:</b>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

- a) **Less Than Significant Impact.** The proposed project is a redevelopment of the recreational facilities at Alondra Community Regional Park. The proposed project is primarily intended to service the neighboring residential communities. Alternate transportation can be used to access the park; many of the local residential dwellings are within walking and biking distance of the proposed project. Access to the improved park would be provided at the intersection of Redondo Beach Boulevard and Yukon Avenue. Construction activities would be short term (approximately 20 months) and would not result in a substantial increase in traffic as compared to existing conditions. It is anticipated that approximately 1,000 truck trips will be required to haul fill materials during the four month grading/excavation phase. ~~The project does not have a residential component and would not significantly increase traffic from a new source.~~ During operations, the proposed changes to the existing park would not substantially increase traffic volumes beyond existing street capacity. The uses proposed are a redevelopment, modernization, and expansion of existing recreational uses on the property. Therefore, the proposed project would have less than a significant impact on traffic conditions and road capacity.
- b) **Less Than Significant Impact.** The proposed project is surrounded by educational, commercial, and residential uses. The Alondra County Golf Course is located to the north



and west of the project site within the park, and El Camino College is located to the northeast adjacent to park. Redondo Beach Boulevard runs directly south of the site. Across Redondo Beach Boulevard are multi-family residences and an existing commercial shopping center. The retail center includes small community serving vendor shops. The proposed project is a redevelopment of an existing park; it would not increase visitors or employees and would not exceed the Level of Service (LOS) on designated roads or highways. Therefore, the proposed project would have no adverse effect on nearby arterials.

- c) **Less Than Significant Impact.** The proposed park redevelopment is located approximately two and a half miles south of the Hawthorne Municipal Airport. The airport is located between West El Segundo Boulevard and 120<sup>th</sup> Street. The Compton/Woodley Airport is located approximately four miles east from the project site, located on the corner of Alondra Boulevard and South Central Avenue. The proposed project is a redevelopment of existing recreational property and is not located within two miles of an existing public airport. The proposed recreational uses would not affect air traffic or flight patterns. Therefore, the proposed project would not pose a safety risk through substantially increased air traffic levels.
- d) **Less Than Significant Impact.** The proposed project is a redevelopment of existing recreational facilities. The park is designed with convenient access to the proposed redevelopment at the intersection of Redondo Beach Boulevard and Yukon Avenue. The proposed project is located in a residential and commercial community and would not pose hazards due to design features. Therefore, the proposed project would have no adverse effects.
- e) **Less Than Significant Impact.** The proposed project site would be serviced by the Los Angeles County Fire Department. The Fire Department currently has adequate access to the project site off of Redondo Beach Boulevard. The proposed project would comply with all Building and Fire Code standards. The proposed project would have no adverse effect on emergency access.
- f) **Less Than Significant Impact.** The existing park contains adequate parking spaces for the size of the facility. Construction personnel would be able to use the existing large parking lot directly south of the project site. Parking for the redevelopment recreational uses would remain the same. Access to the southern parking lot is provided off of the intersection of Redondo Beach Boulevard and Yukon Avenue. The proposed park expansion would retain all existing parking spaces. Alternate means of transportation can be used to access the park such as walking or biking. The proposed project is intended to serve nearby neighboring communities, many of which are within walking or biking distance of the site. The amount of parking spaces provided is deemed adequate based on the location of the redeveloped recreational uses, the proximity of residences, and the facility hours of operation.

- g) **Less Than Significant Impact.** The proposed project improves an already developed park into an expanded recreational uses to serve the surrounding communities. The project would not conflict with any adopted policies, plans or programs supporting alternative transportation. Alternative means of transportation can be used to access the site such as walking or biking. The proposed project would have no adverse effect on policies or plans supporting alternative transportation.

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>16. UTILITIES AND SERVICE SYSTEMS—Would the project:</b>				
a) Conflict with wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Require new or expanded water supply resources or entitlements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

- a) **Less Than Significant Impact.** The proposed project is a redevelopment of recreational facilities at the Alondra Community Regional Park. The proposed project would not substantially alter public services or utilities and is not expected to result in a significant physical change in land use activities or major policy changes that would be detrimental to long-term Regional Water Quality goals. Alondra Park currently contains facilities that generate wastewater. The redevelopment of such facilities to improve appearance, efficiency, and accessibility would not generate a negative impact. Therefore, proposed redevelopment of Alondra Park would not conflict with wastewater treatment requirements of the applicable Regional Water Quality Control Board.

- b) **Less Than Significant Impact.** The proposed project's redevelopment would not substantially increase wastewater services. The park currently generates wastewater from park patrons and maintenance; its renovation includes replacement restrooms and existing facilities and the new facilities would generate similar amounts of wastewater. Please see Section 16 *Utilities* response 16)a for further details. For these reasons, the proposed project would result in less than a significant impact.
  - c) **Less Than Significant Impact with Mitigation Incorporated.** Please see the *Hydrology and Water Quality* section for details and mitigation measures. The proposed project would have a less than significant impact with incorporated mitigation.
  - d) **Less Than Significant Impact.** Alondra Community Regional Park encompasses approximately 84 acres; however, the project site improvement area is approximately 1.5 acres. The Golden State Water Company (Central & West Basin Water Replenishment) currently services the park. The proposed project's redevelopment would include many improved and/or similar uses that presently exist on-site. Collectively, the park is anticipated to use similar amount of resources. Therefore, the proposed redevelopment area of Alondra Community Regional Park is not anticipated to generate an adverse effect to water supply resources.
  - e) **Less Than Significant Impact.** The proposed redevelopment of Alondra Community Regional Park is not anticipated to have an adverse effect on its current wastewater treatment provider. Please see Utilities section, response "a" and response "b" for details. Therefore, the proposed project would have a less than a significant impact.
  - f) **Less Than Significant Impact.** During the demolition and construction of the Alondra Park's redevelopment, solid waste needs would be temporarily increased. However, upon completion of the park's improved recreational facilities, the amount of solid waste disposal is anticipated to be similar to present demands. The completed redevelopment of Alondra Park is not anticipated to substantially affect the above referenced utilities and is not expected to result in a significant physical change in land use activities. Therefore, the proposed project would have less than a significant impact.
  - g) **Less Than Significant Impact.** The proposed project's redevelopment would comply with federal, state, and local statutes pertaining to the regulation of solid waste. Please see Utilities response "f" for further details. Therefore, the proposed project would have a less than significant impact.
-

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporation</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>17. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:</b>				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Discussion

- a) **Less Than Significant Impact with Mitigation Incorporated.** The proposed project consists of an upgrade to existing park facilities and does not have the potential to degrade the quality of the environment or substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife species population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number of or restrict the range of a rare or endangered plant or animal species, or eliminate important examples of the major periods of California history or prehistory. To assure impacts remain less than significant, Mitigation Measures BIO-1, CUL-1 and CUL-2 will be implemented. Potential impacts would be less than significant.
- b) **Less Than Significant Impact with Mitigation Incorporated.** The proposed project would not result in any cumulatively considerable impacts that would be potentially significant or that would require mitigation. There are no impacts that would be individually limited, but cumulatively considerable resulting from park improvements. There would be no change in land use designations as part of the project. The potential impact would be less than significant.
- c) **Less Than Significant Impact with Mitigation Incorporated.** The proposed project would not result in a health hazard, and there would be no environmental effects that would adversely affect human beings, either directly or indirectly. The small quantity of regulated materials potentially resulting from construction activities (e.g. used oil, solvents, etc.) would be handled and disposed of in a manner that would comply with all regulatory requirements and potential health risks would be minimal. During operation,

the land uses would continue as a recreational facility and no hazards to human health would occur. The potential impact would be less than significant.

- d) The proposed project has no potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The action is not expected to result in a significant physical change or change in land use activities, change in utility or service providers, or major policy changes that would be detrimental to long-term environmental goals. The potential impact would be less than significant.
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## CHAPTER 3

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# Appendices





# Appendix A

Photo Documentation of Project  
Area



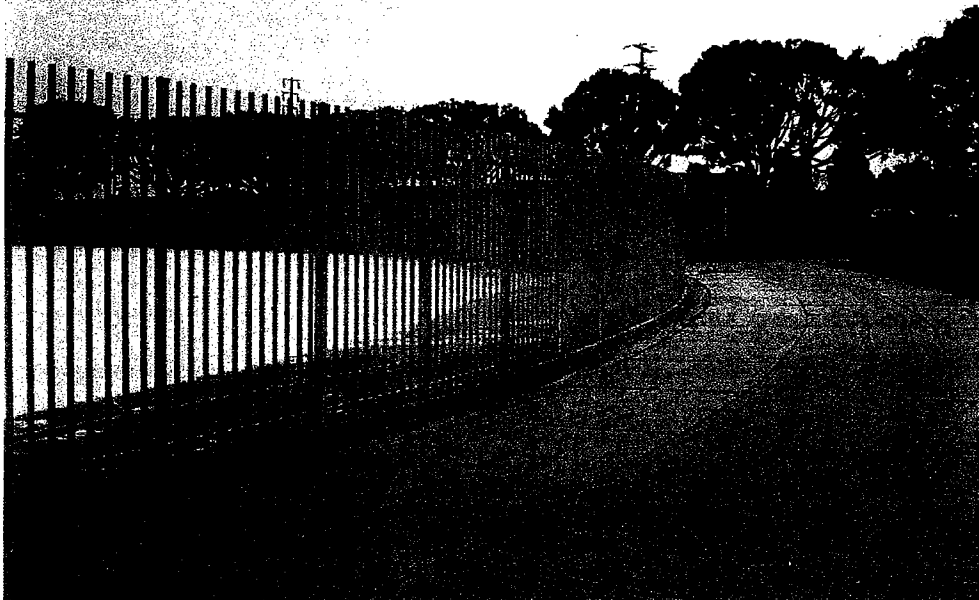




**Photo A:** Large scale view from the northeast lake area, looking south at existing gym and fenced swimming pool.



**Photo B:** Large scale view looking southwest at existing Alondra Park Reservoir and fenced swimming pool.



**Photo A:** View of project site looking south, southwest at existing fenced swimming pool and restrooms.



**Photo B:** View of project site looking west at existing fenced swimming pool.



**Photo A:** View of adjacent area looking southeast at Alondra Park Reservoir and existing fenced swimming pool.



**Photo B:** View of adjacent area looking north at Alondra Park Reservoir, which includes a native plant garden.





# Appendix B

## Arborist Report





**Certified Urban Forester #108**  
**Certified Arborist #WE - 0407AM**  
**Pest Control Advisor #02483**

**MEMBER**

American Society of Consulting Arborists  
International Society of Arboriculture  
California Urban Forests Council  
Society of Municipal Arborists  
Street Tree Seminar, Inc.

**WALTER WARRINER**  
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**CLIENT:** Ken Stein  
Frank Webb Architects  
8607 Venice Blvd.  
Los Angeles, CA 90034

**PROJECT SITE:** Alondra Park

**REPORT SUBJECT:** Ficus tree evaluations

**DATE OF SITE VISIT:** May 31, 2007 & August 3, 2007

**REPORT DATE:** August 16, 2007

**DEFINITION OF ASSIGNMENT**

1. Discuss the growth habit of the Ficus species
2. Discuss the impact of root pruning on Ficus trees
3. Evaluate the health and condition of 13 Ficus trees on the south side of Alondra Park.
4. Discuss the impact of removing existing hardscape that surrounds the subject Ficus trees.

**BACKGROUND**

There are 13 mature Ficus microcarpa trees located at the entrance to the south side of Alondra Park. The subject trees are a major component at the entrance to the park and figure prominently in the re-designing of the park.

**SITE OBSERVATIONS**

- Subject trees are Ficus microcarpa in fair to good condition.
- All of the trees have received some level of pruning treatments in the recent past.
- The trees are surrounded by hardscape.
- Several trees are displacing the surrounding hardscape.
- Several of the trees are under moderate drought stress.

## ANALYSIS & DISCUSSION

### Growth habit of the Ficus species:

The subject trees are *Ficus microcarpa*, a fast growing, broad-headed, evergreen tree that can reach a mature height of 60 feet or more with an equal spread of its canopy. With age they can develop a massive spreading dense canopy that will cast deep shade. They grow in full sun or partial shade can thrive in various well-drained soils and are moderately salt-tolerant.



Their canopies have glossy, dark green, leathery leaves on large, somewhat weeping branches. They produce new growth all year long that is a light rose to chartreuse color, giving it an attractive two-toned effect.

The trunks are smooth and light grey in color and can grow to three or four feet in diameter at the trunk flare supported by an extensive surface root system. This species of Ficus does not produce aerial roots which makes it a desirable street tree where ample room is available. They also make an excellent park tree or shade tree on large properties with their broad canopy.

They typically can go 4 – 6 years in between prune cycles depending on their location, can tolerate several different pruning treatments and can be cultivated into a hedge, screen or barrier. Regular pruning can also help to deter excessive fruit production which can stain cars and sidewalks and are generally messy on paved and other hard surfaces.

Ficus trees are quite resilient and can tolerate a high level of root pruning, provided they can remain stable. If root pruning is done improperly they will respond with massive amounts of root shoots which eventually form a large woody mass that will displace most hardscapes. Their ability to endure root pruning also makes them an ideal tree for relocating.

### Roots and the impacts of root pruning:

The surface roots perform the function of absorbing moisture and nutrients, are used for storing energy and provide structural support. Although tree roots in the Alondra Park area may grow as deep as 18 inches or more below the soil surface, the majority of the roots of the subject Ficus trees would probably be found within the top 12" of the soil surface. When a tree's roots are severed, its ability to absorb moisture is reduced in addition to the lost energy reserves which were stored in the roots. Most of the time root pruning causes irreparable damage from which the tree usually does not recover. When the root pruning process involves stubbing off all of the roots in a specific area, the long term effects are hidden underground or within the root crown of the tree and do not reveal themselves until the exterior signs become apparent. During that time, a tree which has had its roots severed can still have a healthy green looking canopy; however it does not necessarily mean the tree has recovered from having its roots cut off and effects may not be discovered for several months to several years. It also does not mean the tree is structurally stable.

Oftentimes, the effects of root loss are difficult to associate with root pruning because of the time from when the actual act of root pruning occurs and the discovery of the problems. Over time, those problems are usually seen in the form of general tree decline, foliage loss, insect infestation, trunk decay, or excessive production of epicormic shoots (*sometimes referred to as water sprouts*) forming along the trunk or at the base of the trunk. Extensive shoot growth at the trunk and in some cases on the main scaffold branches are indications that the tree has low energy reserves and the tree is in decline.

When the roots of healthy ficus trees are stubbed off from root pruning they usually respond with root shoots in an attempt to replace the lost roots. In spite of this response the severed root branches begin to decay as they cannot compartmentalize the wounds from the root pruning. That decay can eventually spread into connecting roots and up into the trunk. At that time cracks begin to form at the trunk base with strips of dead bark or cracks developing above the dead roots or perhaps between two dead roots. In many cases, by the time these symptoms are discovered it is usually too late to remedy the situation and management of the tree at that point consists of hazard evaluation, damage control or tree removal.

Experience with the Ficus species has shown that although they have the capacity to tolerate the immediate physiological effects of root pruning, structural failure should never be ruled out. Ficus trees that experience extensive and repeated root pruning over a period of several years may outwardly appear to be healthy and stable, but have been known to fail during high winds, particularly after rainy weather, or during extreme overnight cold temperatures regardless of wind conditions. A study of Ficus trees that had failed under these conditions showed extensive decay at the base and center of their trunks with no exterior evidence of decay.

Condition of the subject Ficus trees:

Most of the subject Ficus trees at Alondra Park are in good health, with some of them in moderate to poor health due to lack of available moisture. However, those that are in marginal condition also have the potential to recover if they were to receive regular moisture.

The tree shown in the photo at right is in good health while the tree shown in the photo below is experiencing drought stress. Typically when ficus are under drought stress they recover when they find moisture.



Although the tree shown in the photo below has a sparse canopy it has good branch development and a good root mass at its trunk flare. This tree would be a good candidate for relocation provided there is an effective post-relocation maintenance program implemented that includes regular irrigation until establishment.



Trees that are surrounded by hardscape such as these trees have limited exposure to surface moisture; moreover the concrete greatly reduces the oxygen availability. This eventually contributes to root decline which in turn has an adverse effect on foliage production in the canopy. Although this effect can be seen on all of the ficus trees the problem will most likely correct itself if they were to receive regular moisture.



The tree shown in the photo below is also in marginal condition but appears to be recovering. Note the new foliage on both sides, this is an indication the roots may have found a source of moisture.



The two trees that appear in the center of the photo below are suffering from competition stress, where they are competing for moisture and nutrients, but are slowly getting choked out by the neighboring more aggressive trees. Nevertheless, they appear to be in fair condition. This problem will solve itself if all of trees in this stand were to receive consistent moisture throughout the root zone.

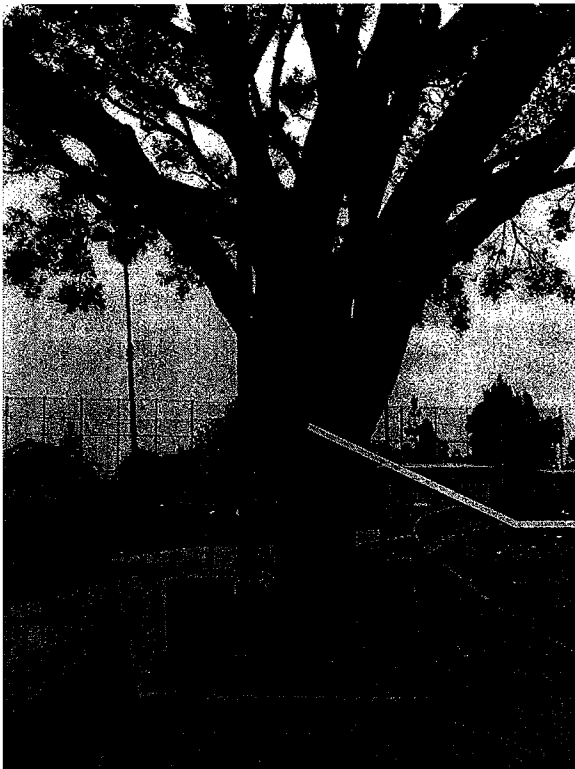
Overall the subject ficus are in good condition, which obviously would improve once soil condition and irrigation improvements can be made. Given their heartiness and resilience they will most likely thrive once they get regular irrigation. Removing the concrete from around the trunks will also increase the permeable surface around the trees, allowing for more oxygen and moisture. In turn this will reinvigorate the trees.



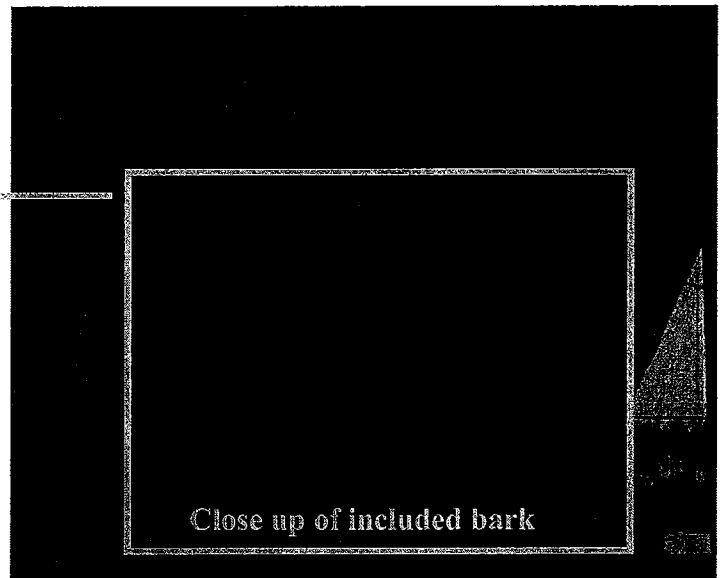
In order to preserve as much of the surface roots as possible, exceptional care should be taken when removing the concrete. The concrete can be broken up mechanically but should be removed manually without disturbing the root mass underneath. Once the concrete is removed the soil surface should be raked clean of debris and covered with a light layer of mulch. This will help to prevent the surface

roots that may become exposed to the air from drying out. The amendments in the mulch will also reinvigorate the soil with nutrients and trace elements crucial to the trees further growth.

All of the trees have good canopy structure and have been well maintained throughout their lives in spite of their current drought stress. The main scaffold branches of several of the trees are tightly clustered at the main stem. This has created a condition called included bark. Included bark is the bark that forms as the codominant stems grow together, and remains between the individual stems. Codominant stems are stems of about the same size that originated from the same position but are not held together by a solid bond. Instead they are separate stems competing for space while they expand in girth. Over time as they individually increase in girth, the weakest stem is eventually pushed away, causing its failure. This has been known to happen with ficus that have not been pruned on a regular cycle and their canopies become too heavy for limbs to support its own weight. Trees with this condition should be monitored closely and where possible one of the stems could be removed in order to reduce the risk of one of the stems failing.



The photos at right and below show an example of the included bark.



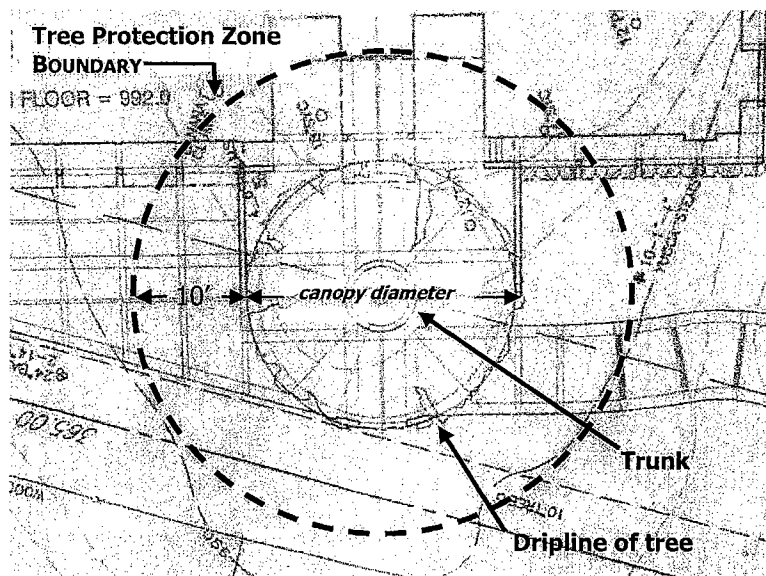


## Tree protection during construction

When protecting trees in place during construction it is important to protect the area known as the Critical Root Zone (CRZ). That is an area of undisturbed natural soil around a tree defined by trunk diameter in feet converted to twice the number of inches of trunk diameter. To accurately determine the critical root zone of a narrow crowned tree, measure its trunk diameter at 4.5 feet above the ground with a diameter tape. Then multiply that number by 1.5 and express the results in feet. This same method can also be used to determine the size of box needed to successfully relocate a tree.

Unless aggressive protection measures are established, the trees on site could be impacted by the construction on site. The movement of equipment and the storage of materials on a construction site usually results in unwarranted soil compaction. Those negative impacts can be avoided by implementing a tree protection zone (TPZ) around each individual tree or in the row of trees at the front of the park. An example of how to indicate a TPZ on the plans is shown below.

Because soil compaction is extremely difficult, expensive, and often impractical to correct once it has occurred, the emphasis is on prevention. While it may not be practical to eliminate compaction from the entire construction site, a number of things can and should be done to minimize its impact on trees. Vehicular traffic over the entire site should be kept to a minimum and routed away from trees. Construction work should be performed with equipment having good flotation and yet able to achieve the objective. Unnecessary traffic, such as workers' personal vehicles, should be prohibited on the site. Movement over the site by delivery vehicles should be restricted as much as possible. A storage area for construction materials should be identified that is well away from trees and located so as to minimize the traffic required to retrieve and use the materials.



## CONCLUSION

Overall the subject trees are in good enough shape to warrant their protection and preservation. Although the details of the design concept were not available at the time of site inspection the subject ficus trees could conceivably be incorporated into the design, or relocated in order to accommodate those future plans.

Respectfully submitted,

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Walter Warriner  
Consulting Arborist

# Appendix C

## Air Quality Worksheets





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Urbemis 2007 Version 9.2.2

Detail Report for Summer Construction Unmitigated Emissions (Pounds/Day)

File Name: \\Lax-file01\esadata\Projects\206xxx\206454.00 - LA DPWD206454.02 - Alondra Park\04 Work Products\04.1 Technical Data\URBEMIS  
lew.urb9

Project Name: alondra park upgrades REVISED

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES (Summer Pounds Per Day, Unmitigated)

	ROG	NOx	CO	SO2	PM10 Dust	PM10 Exhaust	PM10 Total	PM2.5 Dust	PM2.5 Exhaust	PM2.5 Total	CO2
me Slice 8/4/2008-8/22/2008	1.50	10.61	6.91	0.00	1.52	0.77	2.29	0.32	0.70	1.02	1,036.67
Demolition 08/03/2008-02/21/2009	1.50	10.61	6.91	0.00	1.52	0.77	2.29	0.32	0.70	1.02	1,036.67
Fugitive Dust	0.00	0.00	0.00	0.00	1.51	0.00	1.51	0.31	0.00	0.31	0.00
Demo Off Road Diesel	1.31	8.68	4.91	0.00	0.00	0.68	0.68	0.00	0.62	0.62	700.30
Demo On Road Diesel	0.15	1.85	0.76	0.00	0.01	0.08	0.09	0.00	0.08	0.08	211.92
Demo Worker Trips	0.04	0.08	1.24	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.45
me Slice 8/25/2008-12/31/2008	4.86	38.68	21.72	0.00	56.53	2.18	58.71	11.81	2.01	13.81	3,408.43
Demolition 08/03/2008-02/21/2009	1.50	10.61	6.91	0.00	1.52	0.77	2.29	0.32	0.70	1.02	1,036.67
Fugitive Dust	0.00	0.00	0.00	0.00	1.51	0.00	1.51	0.31	0.00	0.31	0.00
Demo Off Road Diesel	1.31	8.68	4.91	0.00	0.00	0.68	0.68	0.00	0.62	0.62	700.30
Demo On Road Diesel	0.15	1.85	0.76	0.00	0.01	0.08	0.09	0.00	0.08	0.08	211.92
Demo Worker Trips	0.04	0.08	1.24	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.45
Fine Grading 08/23/2008-	3.36	28.08	14.81	0.00	55.01	1.41	56.42	11.49	1.30	12.79	2,371.76
Fine Grading Dust	0.00	0.00	0.00	0.00	55.00	0.00	55.00	11.49	0.00	11.49	0.00
Fine Grading Off Road Diesel	3.31	28.00	13.56	0.00	0.00	1.41	1.41	0.00	1.30	1.30	2,247.32
Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.04	0.08	1.24	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.45
me Slice 1/1/2009-1/1/2009 Active	4.62	36.49	20.79	0.00	56.53	2.06	58.59	11.81	1.89	13.70	3,408.31
Demolition 08/03/2008-02/21/2009	1.41	9.96	6.65	0.00	1.52	0.72	2.24	0.32	0.66	0.98	1,036.61
Fugitive Dust	0.00	0.00	0.00	0.00	1.51	0.00	1.51	0.31	0.00	0.31	0.00
Demo Off Road Diesel	1.23	8.15	4.78	0.00	0.00	0.64	0.64	0.00	0.59	0.59	700.30
Demo On Road Diesel	0.14	1.74	0.70	0.00	0.01	0.08	0.08	0.00	0.07	0.07	211.92
Demo Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Fine Grading 08/23/2008-	3.22	26.53	14.14	0.00	55.01	1.34	56.34	11.49	1.23	12.72	2,371.70
Fine Grading Dust	0.00	0.00	0.00	0.00	55.00	0.00	55.00	11.49	0.00	11.49	0.00
Fine Grading Off Road Diesel	3.18	26.46	12.98	0.00	0.00	1.33	1.33	0.00	1.23	1.23	2,247.32

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Fine Grading On Road Diesel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fine Grading Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
me Slice 1/2/2009-2/20/2009	1.41	9.96	6.65	0.00	1.52	0.72	2.24	0.32	0.66	0.98	1,036.61
Demolition 08/03/2008-02/21/2009	1.41	9.96	6.65	0.00	1.52	0.72	2.24	0.32	0.66	0.98	1,036.61
Fugitive Dust	0.00	0.00	0.00	0.00	1.51	0.00	1.51	0.31	0.00	0.31	0.00
Demo Off Road Diesel	1.23	8.15	4.78	0.00	0.00	0.64	0.64	0.00	0.59	0.59	700.30
Demo On Road Diesel	0.14	1.74	0.70	0.00	0.01	0.08	0.08	0.00	0.07	0.07	211.92
Demo Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
me Slice 6/1/2009-7/3/2009 Active	4.64	18.76	34.87	0.03	0.12	1.34	1.46	0.04	1.23	1.27	4,124.41
Building 06/01/2009-03/24/2010	4.64	18.76	34.87	0.03	0.12	1.34	1.46	0.04	1.23	1.27	4,124.41
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Worker Trips	0.76	1.42	23.37	0.03	0.12	0.07	0.19	0.04	0.06	0.10	2,503.22
me Slice 7/6/2009-12/15/2009	<u>6.85</u>	<u>37.73</u>	<u>44.36</u>	<u>0.03</u>	0.12	<u>2.28</u>	2.40	0.04	<u>2.09</u>	2.14	<u>5,963.44</u>
Building 06/01/2009-03/24/2010	4.64	18.76	34.87	0.03	0.12	1.34	1.46	0.04	1.23	1.27	4,124.41
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Worker Trips	0.76	1.42	23.37	0.03	0.12	0.07	0.19	0.04	0.06	0.10	2,503.22
Trenching 07/04/2009-12/15/2009	2.22	18.97	9.48	0.00	0.01	0.93	0.94	0.00	0.86	0.86	1,839.02
Trenching Off Road Diesel	2.18	18.90	8.32	0.00	0.00	0.93	0.93	0.00	0.86	0.86	1,714.64
Trenching Worker Trips	0.04	0.07	1.16	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
me Slice 12/16/2009-12/31/2009	4.64	18.76	34.87	0.03	0.12	1.34	1.46	0.04	1.23	1.27	4,124.41
Building 06/01/2009-03/24/2010	4.64	18.76	34.87	0.03	0.12	1.34	1.46	0.04	1.23	1.27	4,124.41
Building Off Road Diesel	3.87	17.35	11.50	0.00	0.00	1.28	1.28	0.00	1.17	1.17	1,621.20
Building Vendor Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Worker Trips	0.76	1.42	23.37	0.03	0.12	0.07	0.19	0.04	0.06	0.10	2,503.22
me Slice 1/1/2010-1/15/2010	4.35	17.85	33.08	0.03	0.12	1.26	1.38	0.04	1.15	1.20	4,123.57
Building 06/01/2009-03/24/2010	4.35	17.85	33.08	0.03	0.12	1.26	1.38	0.04	1.15	1.20	4,123.57
Building Off Road Diesel	3.65	16.55	11.20	0.00	0.00	1.19	1.19	0.00	1.10	1.10	1,621.20
Building Vendor Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Worker Trips	0.70	1.30	21.88	0.03	0.12	0.07	0.19	0.04	0.06	0.10	2,502.37
me Slice 1/18/2010-1/26/2010	<u>7.39</u>	<u>34.99</u>	<u>44.86</u>	<u>0.03</u>	<u>0.13</u>	<u>2.70</u>	<u>2.83</u>	<u>0.05</u>	<u>2.48</u>	<u>2.52</u>	<u>5,783.76</u>
Asphalt 01/18/2010-02/28/2010	3.03	17.15	11.77	0.00	0.02	1.44	1.45	0.01	1.32	1.33	1,660.19
Paving Off-Gas	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.64	15.97	9.18	0.00	0.00	1.39	1.39	0.00	1.27	1.27	1,272.04
Paving On Road Diesel	0.08	1.05	0.42	0.00	0.00	0.04	0.05	0.00	0.04	0.04	139.47
Paving Worker Trips	0.07	0.13	2.17	0.00	0.01	0.01	0.02	0.00	0.01	0.01	248.69
Building 06/01/2009-03/24/2010	4.35	17.85	33.08	0.03	0.12	1.26	1.38	0.04	1.15	1.20	4,123.57
Building Off Road Diesel	3.65	16.55	11.20	0.00	0.00	1.19	1.19	0.00	1.10	1.10	1,621.20

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Building Vendor Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Worker Trips	0.70	1.30	21.88	0.03	0.12	0.07	0.19	0.04	0.06	0.10	2,502.37
me Slice 1/27/2010-2/26/2010	<u>7.39</u>	<u>34.99</u>	<u>44.86</u>	<u>0.03</u>	<u>0.13</u>	<u>2.70</u>	<u>2.83</u>	<u>0.05</u>	<u>2.48</u>	<u>2.52</u>	<u>5,783.76</u>
Asphalt 01/18/2010-02/28/2010	3.03	17.15	11.77	0.00	0.02	1.44	1.45	0.01	1.32	1.33	1,660.19
Paving Off-Gas	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving Off Road Diesel	2.64	15.97	9.18	0.00	0.00	1.39	1.39	0.00	1.27	1.27	1,272.04
Paving On Road Diesel	0.08	1.05	0.42	0.00	0.00	0.04	0.05	0.00	0.04	0.04	139.47
Paving Worker Trips	0.07	0.13	2.17	0.00	0.01	0.01	0.02	0.00	0.01	0.01	248.69
Building 06/01/2009-03/24/2010	4.35	17.85	33.08	0.03	0.12	1.26	1.38	0.04	1.15	1.20	4,123.57
Building Off Road Diesel	3.65	16.55	11.20	0.00	0.00	1.19	1.19	0.00	1.10	1.10	1,621.20
Building Vendor Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Worker Trips	0.70	1.30	21.88	0.03	0.12	0.07	0.19	0.04	0.06	0.10	2,502.37
Coating 01/27/2010-04/01/2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
me Slice 3/1/2010-3/24/2010	4.35	17.85	33.08	0.03	0.12	1.26	1.38	0.04	1.15	1.20	4,123.57
Building 06/01/2009-03/24/2010	4.35	17.85	33.08	0.03	0.12	1.26	1.38	0.04	1.15	1.20	4,123.57
Building Off Road Diesel	3.65	16.55	11.20	0.00	0.00	1.19	1.19	0.00	1.10	1.10	1,621.20
Building Vendor Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Worker Trips	0.70	1.30	21.88	0.03	0.12	0.07	0.19	0.04	0.06	0.10	2,502.37
Coating 01/27/2010-04/01/2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
me Slice 3/25/2010-4/1/2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating 01/27/2010-04/01/2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Assumptions

Phase: Demolition 8/3/2008 - 2/21/2009 - Default Demolition Description  
Building Volume Total (cubic feet): 80000  
Building Volume Daily (cubic feet): 3600  
On Road Truck Travel (VMT): 50  
Off-Road Equipment:  
Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day  
Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day  
Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

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hase: Fine Grading 8/23/2008 - 1/1/2009 - Default Fine Site Grading/Excavation Description  
otal Acres Disturbed: 11  
laximum Daily Acreage Disturbed: 2.75  
ugitive Dust Level of Detail: Default  
20 lbs per acre-day  
n Road Truck Travel (VMT): 0  
ff-Road Equipment:  
Graders (174 hp) operating at a 0.61 load factor for 6 hours per day  
Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day  
Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day  
Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

hase: Trenching 7/4/2009 - 12/15/2009 - Default Trenching Description  
ff-Road Equipment:  
Excavators (168 hp) operating at a 0.57 load factor for 8 hours per day  
Other General Industrial Equipment (238 hp) operating at a 0.51 load factor for 8 hours per day  
Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 0 hours per day

hase: Paving 1/18/2010 - 2/28/2010 - Default Paving Description  
res to be Paved: 2.75  
ff-Road Equipment:  
Cement and Mortar Mixers (10 hp) operating at a 0.56 load factor for 6 hours per day  
Pavers (100 hp) operating at a 0.62 load factor for 7 hours per day  
Paving Equipment (104 hp) operating at a 0.53 load factor for 8 hours per day  
Rollers (95 hp) operating at a 0.56 load factor for 7 hours per day  
Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

hase: Building Construction 6/1/2009 - 3/24/2010 - Default Building Construction Description  
ff-Road Equipment:  
Cranes (399 hp) operating at a 0.43 load factor for 6 hours per day  
Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day  
Generator Sets (49 hp) operating at a 0.74 load factor for 8 hours per day  
Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day  
Welders (45 hp) operating at a 0.45 load factor for 8 hours per day

hase: Architectural Coating 1/27/2010 - 4/1/2010 - Default Architectural Coating Description



0/1/2007 11:26:38 AM

- ule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100
- ule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50
- ule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250
- ule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100
- ule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250
- ule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Urbemis 2007 Version 9.2.2

Summary Report for Summer Emissions (Pounds/Day)

File Name: \\Lax-file01\esadata\Projects\206xxx\206454.00 - LA DPWD\206454.02 - Alondra Park\04 Work Products\04.1 Technical Data\URBEMIS New.urb9

Project Name: alondra park upgrades REVISED

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5</u>	<u>CO2</u>
2008 TOTALS (lbs/day unmitigated)	4.86	38.68	21.72	0.00	56.53	2.18	58.71	11.81	2.01	3,408.43
2009 TOTALS (lbs/day unmitigated)	6.85	37.73	44.36	0.03	56.53	2.28	58.59	11.81	2.09	5,963.44
2010 TOTALS (lbs/day unmitigated)	7.39	34.99	44.86	0.03	0.13	2.70	2.83	0.05	2.48	5,783.76

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.13	0.02	1.60	0.00	0.00	0.00	2.75

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.25	0.24	1.97	0.00	0.28	0.05	165.07

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.38	0.26	3.57	0.00	0.28	0.05	167.82

Urbemis 2007 Version 9.2.2

Summary Report for Winter Emissions (Pounds/Day)

File Name: \\Lax-file01\esadata\Projects\206xxx\206454.00 - LA DPWD206454.02 - Alondra Park\04 Work Products\04.1 Technical Data\URBEMIS New.urb9

Project Name: alondra park upgrades REVISED

Project Location: Los Angeles County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>CO2</u>
008 TOTALS (lbs/day unmitigated)	4.86	38.68	21.72	0.00	56.53	2.18	58.71	11.81	2.01	3,408.43
009 TOTALS (lbs/day unmitigated)	6.85	37.73	44.36	0.03	56.53	2.28	58.59	11.81	2.09	5,963.44
010 TOTALS (lbs/day unmitigated)	7.39	34.99	44.86	0.03	0.13	2.70	2.83	0.05	2.48	5,783.76

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.22	0.29	1.93	0.00	0.28	0.05	150.15

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.22	0.29	1.93	0.00	0.28	0.05	150.15

Urbemis 2007 Version 9.2.2

Detail Report for Summer Operational Unmitigated Emissions (Pounds/Day)

file Name: \\Lax-file01\esadata\Projects\206xxx\206454.00 - LA DPWD\206454.02 - Alondra Park\04 Work Products\04.1 Technical Data\URBEMIS New.urb9  
roject Name: alondra park upgrades REVISED  
roject Location: Los Angeles County  
In-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006  
Off-Road Vehicle Emissions Based on: OFFROAD2007

PERATIONAL EMISSION ESTIMATES (Summer Pounds Per Day, Unmitigated)

Source	ROG	NOX	CO	SO2	PM10
ity park	0.25	0.24	1.97	0.00	0.28
OTALS (lbs/day, unmitigated)	0.25	0.24	1.97	0.00	0.28

oes not include correction for passby trips  
oes not include double counting adjustment for internal trips  
nalysis Year: 2009 Temperature (F): 80 Season: Summer  
mfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
ity park		1.59	acres	11.00	17.49	158.85
					17.49	158.85

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst
ght Auto	49.0	2.0	97.6
ght Truck < 3750 lbs	10.9	3.7	90.8
ght Truck 3751-5750 lbs	21.7	0.9	98.6
ed Truck 5751-8500 lbs	9.5	1.1	98.9
te-Heavy Truck 8501-10,000 lbs	1.6	0.0	75.0
te-Heavy Truck 10,001-14,000 lbs	0.6	0.0	50.0

led-Heavy Truck 14,001-33,000 lbs	1.0	0.0	20.0
heavy-Heavy Truck 33,001-60,000 lbs	0.9	0.0	0.0
ther Bus	0.1	0.0	0.0
rban Bus	0.1	0.0	0.0
otorcycle	3.5	77.1	22.9
chool Bus	0.1	0.0	0.0
otor Home	1.0	10.0	80.0

Travel Conditions

	Residential		Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work Customer
rban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4 8.9
ural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6 12.6
ip speeds (mph)	30.0	30.0	30.0	30.0	30.0 30.0
of Trips - Residential	32.9	18.0	49.1		
of Trips - Commercial (by land use)					
ity park				5.0	2.5 92.5

Operational Changes to Defaults



# Appendix D

## Geotechnical Report



**DRAFT REPORT  
GEOTECHNICAL INVESTIGATION  
ALONDRA PARK IMPROVEMENTS  
3580 W. MANHATTAN BEACH BLVD  
LAWNDALE, CALIFORNIA  
FOR LACDPW**

**URS JOB NO. 29405027  
MARCH 13, 2007**



March 13, 2007

COUNTY OF LOS ANGELES COUNTY  
Department of Public Works  
Project Management Division  
900 South Fremont Avenue  
Alhambra, CA 91803

Attention: Mr. Derryk Ly

Subject: Draft Report of Geotechnical Investigation  
Alondra Park Improvements  
3580 W. Manhattan Beach Blvd.,  
Lawndale, California  
URS Job No. 29405027

Dear Mr. Ly:

URS Corporation is pleased to present our report entitled "Draft Report, Geotechnical Investigation" for the improvements planned at Alondra Park located at 3580 W. Manhattan Beach Blvd, Lawndale, California. This report summarizes the results of our investigation and contains geotechnical recommendations for design and construction of the project.

If you have any questions regarding this report, please contact us. We look forward to being of further assistance as construction begins.

Very truly yours,

**URS**

Da Cheng Wu, P.E., G.E.  
Task Manager

Garry Lay, P.E., G.E.  
Project Manager

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Figure 2 – Site Plan

### Appendices

Appendix A – Logs of Exploratory Borings

Appendix B – Laboratory Test Results

**DRAFT REPORT  
GEOTECHNICAL INVESTIGATION  
ALONDRA PARK IMPROVEMENTS  
3580 W. MANHATTAN BEACH BLVD  
LAWNDALE, CALIFORNIA  
FOR LACDPW  
URS JOB NO. 29405027**

**1.0 INTRODUCTION**

This report presents the results of a geotechnical investigation performed by URS Corporation (URS) for a pool house/multi-purpose building and other general improvements within Alondra Park, located at 3580 W. Manhattan Beach Blvd, Lawndale, California. Our work was performed in accordance with the current As-needed Geotechnical Engineering, Materials Testing and Inspection Services Contract, Consultant Services Agreement (PW 12745) between Los Angeles County Department of Public Works (LACDPW) and URS. The location of the site relative to existing topographic features is shown in the Vicinity Map, Figure 1.

This investigation was performed in accordance with the 1997 Uniform Building Code, 2001 California Building Code, the latest Los Angeles County grading ordinances/building code, and guidelines of 2005 LACDPW Manual for Preparation of Geotechnical Reports.

This report includes our conclusions and geotechnical recommendations for design and construction of the project. Conclusions and recommendations presented in this report are based on the results of our geotechnical investigation and laboratory testing. Soil conditions were interpreted at the exploration locations only and should not be extrapolated to other areas without our prior review.

**2.0 PROJECT DESCRIPTION**

The proposed project involves filling of an existing swimming pool (about 7 feet deep on the average) and construction of a single-story Pool House/Multi-purpose Building, a skateboard park, a new swimming pool, a water play and a picnic area. A layout of the site showing the limits of the current investigation is shown on the Plot Plan, Figure 2.

Detailed information on total dead plus live loads for the proposed building was not available at the time of this report. However, for the purpose of developing preliminary foundation design recommendations contained herein, we have assumed maximum column loads will be on the order of 60 kips and maximum wall loads will be approximately 4 kips per lineal foot.

### **3.0 PURPOSE AND SCOPE OF SERVICES**

The purpose of our investigation was to explore and evaluate the subsurface conditions within the proposed development, to identify the key geotechnical and geologic issues that could potentially impact the proposed project, and to develop preliminary geotechnical recommendations for design and construction of the project. The scope of services as outlined in our proposal dated January 8, 2007 generally includes the following tasks:

- Reviewed geological and geotechnical data in our files pertinent to the project site as well as available published information and records;
- Contact Underground Services Alert (USA) of Southern California to identify subsurface utilities and to obtain clearance for drilling at the site;
- Explored the subsurface conditions at the site by drilling and sampling three geotechnical borings to a depth of approximately 51.5 feet with a truck-mounted hollow-stem auger drill rig;
- Performed laboratory tests on selected soil samples obtained from the borings to evaluate index, consolidation characteristic, expansion index, and corrosion potential of the soils;
- Performed engineering analyses to develop geotechnical recommendations for design and construction of the proposed project;
- Prepared this report that includes:
  - a. Description of the proposed project;
  - b. Description of the field exploration and laboratory testing programs;

- c. Evaluation of the site geologic conditions;
  - d. Discussion of the site surface and subsurface geotechnical conditions;
  - e. Results of geologic and seismic hazards evaluation;
  - f. Recommendations for site earthwork;
  - g. Recommendations for temporary excavations;
  - h. Recommendations for foundation design;
  - i. Anticipated foundation settlements under assumed loading conditions;
  - j. Recommendations for concrete slab-on-grade;
  - k. Discussions and recommendations related to soil corrosivity; and
  - l. Construction monitoring recommendations;
- Provided a field boundary survey and prepared a comprehensive topographic base map of the project site by our surveying subcontractor Chris Nelson and Associates. This map topographic base will be submitted separately.

#### **4.0 FIELD EXPLORATION PROGRAM**

A field exploration program was initiated on February 2, 2007 and completed on same day under the technical supervision of a geotechnical engineer from our Los Angeles office. The subsurface conditions at the site were explored by drilling and sampling three borings using a truck-mounted drilling rig, equipped with 8-inch diameter hollow-stem augers. The depths of the borings are approximately 51.5 feet. The locations of the borings are shown on Figure 2.

Both relatively undisturbed ring-lined soil samples from a URS Type-U sampler and Standard Penetration Test (SPT) sampler (per ASTM D 1586) were obtained by driving the samplers 18 inches into the subsurface soils using a 140-pound hammer falling 30 inches. All blow counts were recorded at 6-inch intervals. The number of blows required to drive the samplers the final 12 inches was recorded on the logs of borings. Bulk samples from the near-surface soils were also collected from all borings. Upon completion of the drilling activities, borings were backfilled with bentonite to the encountered water level and then completed with soil cuttings.

Our representative maintained logs of the borings and classified the soils encountered according to the Unified Soil Classification System (USCS). The logs of exploratory borings

Geotechnical Investigation  
Alondra Park  
3580 W. Manhattan Beach Blvd., Lawndale, CA  
For: LACDPW  
March 13, 2007

are presented in Appendix A with a Key to the Log of Boring and description of the Unified Soil Classification System.

## 5.0 LABORATORY TESTING

Soil samples obtained from the borings were packaged and sealed in the field to prevent moisture loss and disturbance and transported to our Los Angeles laboratory where they were further examined and classified. Descriptions of the laboratory tests performed are provided below.

- In-situ moisture content and density tests were performed on selected soil samples (per ASTM D 2216 and D 2937, respectively) for the estimation of overburden pressure and correlation with other soil properties. The results of these tests are presented on the Logs of Borings in Appendix A.
- Sieve analysis and percent passing No. 200 sieve tests (per ASTM D 422) were performed to aid in classification of the samples and in correlation with other properties. The results of fines content of soil samples are presented on the Logs of Borings in Appendix A.
- Atterberg Limits tests (per ASTM D 4318) were performed to aid in classification and to evaluate the plasticity characteristics of fine-grained materials encountered in the borings. The results of these tests are presented on the Logs of Borings. A summary plot is presented on Figure B-1 in Appendix B.
- Two one-dimensional consolidation tests (per ASTM D 2435) were performed on saturated undisturbed samples to evaluate the compressibility characteristics of the on-site clayey soils. The results of the tests are presented on Figures B-2 and B-3 in Appendix B.
- An expansion index test (per ASTM D 4829) was performed on a representative bulk sample in order to evaluate the expansion characteristic of the near surface soil. The result is presented on the Logs of Borings in Appendix A.
- A suite of soil corrosivity test was performed (per State of California Testing Methods) for a soil sample obtained from our field exploration. The test results are discussed in Section 8 of this report.



## **6.0 GENERAL SITE CONDITION**

### **6.1 SURFACE CONDITIONS**

The proposed project site is located within Alondra Park to the north of Redondo Beach Boulevard and to the east of Yukon Avenue. From the parking lot fronting Redondo Beach Boulevard, the surrounding ground descends approximately 3 feet through retaining walls and stairs to the project site. The existing ground surface surrounding project site is relatively flat and is at an elevation of approximately 43 feet above mean sea level (MSL).

The proposed building and improvement locations are currently occupied by an abandoned swimming pool with a bottom elevation at approximately 36 feet MSL. The pool will be demolished and backfilled before the construction of the new Pool House/Multi-purpose Building and other improvements. Off the project limits, a playground is located to the west of the existing pool and a lake is located to the east of the pool.

### **6.2 SUBSURFACE CONDITIONS**

The existing ground surrounding the project site at the locations explored is mantled by 0 to 2 feet of artificial fill consisting of loose, olive brown, poorly graded sand. Underlying the fill to final explored depth of 50 feet is alluvium consisting of light brown to brown clay with varying minor amount of sand. The clay is generally with medium plasticity and increases in stiffness with depths from medium stiff at the ground surface to very stiff generally below 20 feet from the existing ground surface. Near the bottom of two of our borings (B-1 and B-3), sand and sandy silt layers were encountered.

### **6.3 GROUNDWATER**

Groundwater was encountered at 34 feet below the ground surface (bgs) at all borings during our subsurface investigation. Based on regional data, the historical highest groundwater level in the project vicinity is about 10 to 20 feet below the existing ground surface (CDMG, 1998). The depth to groundwater may fluctuate, depending on factors such as rainfall in the site vicinity.

## **7.0 GEOLOGICAL AND SEISMIC HAZARDS STUDY**

### **7.1 GEOLOGIC SETTING**

The site is located within the Los Angeles Basin which is situated at the juncture between the Peninsular Ranges Geomorphic Province and the Transverse Ranges Geomorphic Province. The Los Angeles Basin is an elongate northwest trending, sediment filled structural trough that began to take its present shape in the Late Miocene (about 7 million years ago), by subsidence between the right-oblique Whittier and Palos Verdes faults and the left oblique Santa Monica fault system (Wright, 1991).

The site is at an elevation of about 43 feet above mean sea level, along the west side Dominguez Channel, approximately 3 miles west of the Rosecrans Hills. The California Division of Mines and Geology (CDMG), mapped Alondra Park as underlain by both younger and older alluvium (CDMG, 1998). The project site at the southeast corner of Alondra Park appears to be directly underlain by younger alluvium, which occurs along two east flowing tributaries to Dominguez Channel. The younger alluvium is described as a 10 to 20 foot thick valley deposit consisting of soft to firm clay, and clayey sands, that overlie older alluvium. The older alluvium, which is at the surface away from these tributaries generally consists of stiff to hard clay and medium dense to very dense, sand, silty sand and clayey sand.

### **7.2 FAULTING AND SEISMICITY**

The project site is in a seismically active region that will be subjected to future seismic shaking during earthquakes generated by any of several surrounding active faults. The Newport-Inglewood fault is the most significant seismic source to the site. At its closest, the Newport-Inglewood fault zone passes about 3 miles (5 km) to the northeast (CDMG, 1986). The Newport-Inglewood fault was the source for the 1933 M6.3 Long Beach earthquake. It caused major damage and the loss of 115 lives in Long Beach and surrounding communities of Los Angeles. The Newport-Inglewood fault is considered to connect with fault zones south of Newport Beach (The "offshore zone of deformation", and the Rose Canyon fault) forming a system of faults that extends from Santa Monica to Baja California. It is

considered capable of generating an earthquake as large as about magnitude 7 (CGS, 2003, ICBO/CDMG, 1998).

### **7.3 GEOLOGICAL AND SEISMIC HAZARDS**

#### **7.3.1 Geological Hazards**

##### ***Landslides***

The proposed project site is in a relatively flat-lying area where landslides would not be expected to occur. In addition, the Seismic Hazards Zone maps for the Inglewood Quadrangle indicate that the project elements do not lie within areas designated as having the potential for earthquake-induced landsliding (CDMG, 1999).

##### ***Subsidence***

The extraction of water or petroleum from sedimentary rocks or deposits can cause the permanent collapse of the pore space previously occupied by the removed fluid. The compaction of subsurface sediment caused by fluid withdrawal will cause subsidence of the ground surface overlying a pumped reservoir. If the volume of water or petroleum removed is sufficiently great, the amount of resulting subsidence may be sufficient to damage nearby engineered structures. The project site is situated well outside any oil field and the area is not known to be in an area with significant ground water pumping. Although a detailed study has not been performed for this report, it is anticipated that the current minor amount of water extraction from water wells in the vicinity of the site would not result in measurable subsidence at the project site. Therefore, the potential for subsidence is not considered a significant geologic hazard to the project.

#### **7.3.2 Seismic Hazards**

##### ***Primary Ground Rupture***

Primary ground rupture is ground deformation that occurs along the surface trace of the causative fault during an earthquake. No known active or potentially active fault traces have been recognized as crossing any part of the proposed project and California Geological Survey (CGS) does not delineate any part of the project area as being within an Alquist-Priolo Earthquake Fault Zone (CDMG 1986, 1997).

Because there are no active or potentially active faults known to be present crossing the project site, the potential for surface fault rupture is considered unlikely.

### ***Strong Ground Motion***

Strong ground motion occurs as energy is released during an earthquake. The intensity of ground motion is dependent upon the distance between the site and the earthquake, the magnitude of the earthquake, and the geologic conditions underlying and surrounding the site. Earthquakes occurring on faults closest to the site would most likely generate the largest ground motions.

As is the case with most of southern California, the site is located within an area subject to relatively strong ground motions. Proposed structures should be designed with seismic parameters presented in Section 8.6 of this report.

### ***Liquefaction***

Liquefaction is a phenomenon where saturated coarse-grained soils (less than 50% passing the No 200 sieve) lose their strength and acquire some mobility from strong ground motion. A rapid increase in groundwater pressures (excess porewater pressures) causes a loss of shear strength. The primary secondary effects of liquefaction include sand boils, settlement and settlement-related downdrag on deepened foundation systems, lateral spreading and flow slides in areas with sloping ground. Liquefaction typically occurs in soils such as sands, silty sands and to lesser extent clayey sands that are loose and located below groundwater. However, liquefaction usually does not manifest at the surface when it occurs at depths greater than 50 to 60 feet due to the larger overburden pressures.

The California Geological Survey has designated certain areas within California as potential liquefaction hazard zones. These are areas considered at greater risk of liquefaction-related ground failure during a seismic event, based upon mapped surficial deposits and the presence of a relatively shallow groundwater table. Based on the Seismic Hazard Map for the Inglewood Quadrangle (CDMG, 1999), the project site is not located within a Liquefaction Hazard Zone. Further more, subsurface investigation indicates that the site is underlain by mostly stiff clay soil that is not prone to liquefaction. Therefore, liquefaction potential at the project site is considered to be low.

### ***Seismically Induced Landslides***

As noted above, the project lies in a relatively flat-lying area where landslides would not be expected to occur. In addition, the Seismic Hazards Zone Map for the Inglewood Quadrangle, indicates that the project elements do not lie within areas designated as having the potential for earthquake-induced landsliding (CDMG, 1999). Therefore, the potential for landslides induced by seismic shaking is not anticipated to pose a significant seismic hazard to the proposed project

### ***Earthquake Induced Flooding***

Earthquake induced flooding occurs when nearby water retaining structures, such as dams or storage tanks, are breached or damaged during an earthquake. The site is not currently located within a flood or inundation hazard zone according to the Los Angeles County Safety Element (1990). Based on this information, there appears to be minimal risk of earthquake induced flooding within the vicinity of the site

Other seismic flooding hazards include tsunamis and seiches. These hazards do not exist at the site due to the site's distance from the Pacific Ocean and the absence of reservoirs or lakes within the immediate vicinity of the site.

## **8.0 DISCUSSIONS AND RECOMMENDATIONS**

### **8.1 GENERAL**

Based on the results of our geotechnical investigation and our understanding of the project requirements, the site can be developed for its intended purpose provided the recommendations in this report are incorporated in the design and implemented during earthwork and construction of the project.

With respect to geological and seismic hazards, no faults are known to exist within the project sites; accordingly, the possibility of surface rupture of the site due to faulting is remote. Although the site could be subject to significant ground shaking in the event of a major earthquake, this hazard is common to southern California and possible damage caused by the shaking can be reduced by proper structural design and construction.

The proposed Pool House/Multi-purpose Building and the relatively lightly-loaded improvements can be supported on conventional spread footings. The building pad for the proposed Pool House/Multi-purpose Building and improvements will be created after abandoning and backfilling the existing swimming pool, which is about 7 feet deep. Although the clayey alluvial deposits have a potential for volumetric change and pressure increase with variations in moisture content, we anticipate that the shallow foundations of the Pool House/Multi-purpose Building and improvements will be founded into engineered import fill, whose expansive characteristics can be conditioned and controlled.

At the preparation of this report, there are no details about the method of the existing swimming pool abandonment. It will be preferable for the pool shell to be removed entirely before the placement of backfills. However, if the pool shells are to be abandoned in place because of cost, the upper 5 feet of pool shells interfering with foundations should be removed and holes should be drilled into the pool shells to be abandoned in place to facilitate drainage.

We expect a significant amount of import fill will be needed for the project and the borrow source is unknown at the preparation of this report. Our recommendations presented herein are based on past project experience with engineered fills and additional laboratory testing will be necessary during construction to verify the assumed values. These tests will likely include, but not limited to, direct shear, consolidation, expansion potential, compaction and corrosivity.

## **8.2 EARTHWORK**

### **8.2.1 Site Preparation**

Prior to the start of site grading, some of the existing structures, including the abandoned swimming pool, will be demolished to facilitate new construction. Any debris, organic materials and deleterious materials should be removed and disposed of outside the construction limits under observation by the Geotechnical Engineer of Record. All foundation elements, if any, should be removed. All active or inactive utilities within the construction limits should be identified for relocation, abandonment, or protection prior to grading. Any pipelines greater than 2 inches in diameter to be abandoned in-place should be filled with sand/cement slurry after review of their location and approval of the Geotechnical Engineer of Record.

The upper 8 inches of native subgrade within proposed improvement areas for future support of structural loads, or engineered fill should be scarified and proof-rolled with a rubber-tire loader or other heavy equipment to remove any soft or loose zones. In-place compaction may be difficult if the soft or loose zones are greater than about 12 inches in thickness, and removal and recompaction in separate lifts may be necessary.

### **8.2.2 Fills and Backfills**

#### **8.2.2.1 General**

We anticipate that a significant amount of fill materials will have to be imported to backfill the existing swimming pool to create the building pad. The minor amount of materials to be generated from excavations will be consisting of clayey alluvial deposits. Based on the clayey nature of the on-site material, a medium to high expansive potential should be assumed. If the clayey excavated soils were to be re-used in compacted fill, thorough mixing with coarse grain fill materials would be necessary. The resulted mix should have a maximum of 35% of fines passing a standard No. 200 sieve and an expansion index (EI) not exceeding 30. The mix should be confirmed and approved by the Geotechnical Engineer of Record for their suitability before placing.

#### **8.2.2.2 Import Materials Criteria**

No soil should be imported to the site without the prior approval by the Geotechnical Engineer of Record. If import soil is considered for this project, the new fill should be predominantly granular in nature, with an Expansion Index of less than 20. For gradation, the

new fill should contain no rocks in excess of 3 inches in maximum dimension, and no more than 20% of fines passing a standard No. 200 sieve. In addition, aggregate base and trench bedding materials should conform to the Green Book or similar standards. All new fills should be free of hazardous, organic and inorganic debris. All fill and backfill materials should be observed and tested by the Geotechnical Engineer of Record in order to determine their suitability.

#### **8.2.2.3      Compaction Criteria**

Fills and backfills should be placed in loose lifts not exceeding 8 inches in thickness, and moisture conditioned as required to achieve near-optimum moisture content. No compaction by ponding or jetting should be allowed. All fills in the proposed building area should be compacted to 95 percent, while other fills and backfills should be compacted to 90 percent of their maximum dry densities. If specified relative compaction is not achieved, additional compaction effort, moisture conditioning of the fill soils, and/or removal and recompaction of the below-minimum-compaction soils will be required at the expense of the contractor.

No fill should be placed, spread or rolled during unfavorable weather. When the work is interrupted by rain, operations should not be resumed until field tests by the Geotechnical Engineer of Record have indicated that conditions will permit satisfactory results.

#### **8.2.3      Temporary Excavation**

Excavation and safety during construction is the sole responsibility of the Contractor who should perform an independent assessment of the proposed excavation. Excavations should be performed in accordance with applicable local, state, and federal regulations and safety ordinances such that excessive ground movement and failure will not occur.

It is anticipated that shallow temporary excavations will be required for the foundations. Unsupported and non-surcharged temporary excavations can be made up to 5 feet deep. For deeper cuts up to a maximum of 20 feet, temporary excavations can be made at a gradient no steeper than 1:1 (horizontal to vertical, H:V). Construction slopes excavated in accordance with the above criteria are considered to have a factor of safety in excess of 1.25 under temporary static loading conditions. In areas where soils with little or no binder are encountered, shoring or flatter excavation slopes may be necessary.



It is expected that excavation for the proposed construction can generally be accomplished using conventional earthmoving equipment. The top of excavations should be graded to prevent runoff from entering the excavation, wetting the soils, and eroding the excavated faces. Surcharge loads from vehicle parking and traffic or stockpile materials should be set back from the top of temporary excavation a horizontal distance equal to at least the depth of excavation. Even with the implementation of these recommendations, sloughing of the surface of temporary excavations may still occur, and workers should be adequately protected.

### **8.3 FOUNDATION DESIGN**

#### **8.3.1 Allowable Bearing Capacity**

An allowable bearing pressure of 2,500 pounds per square foot (psf) may be used for shallow footings with a minimum width of 2 feet and a minimum embedment depth of 24 inches below the lowest adjacent grade for perimeter footings, or top of slab for interior footing, bearing into engineered fill. The depth of fill should be no less than 3 feet below the bottom of any footings and the limits of fill should extend at least 5 feet beyond the edges of all footings, or equal to the depth of fill below the foundations, whichever is greater. The recommended bearing pressure can be increased by 20 percent with each additional foot of depth to a maximum value of 3,500 psf.

The above allowable bearing pressures are net values, and the weight of the foundation and backfill over the foundation to the subgrade level may be neglected when computing dead loads. The bearing pressure applies to dead plus live loads and includes a calculated factor of safety of at least 3. The allowable bearing pressure values may be increased by one-third for short-term loading due to wind or seismic forces.

#### **8.3.2 Settlement**

Total static settlements of individual foundations will vary depending on the width of the foundation and the actual load supported. Based on the recommended bearing pressure, the total settlements of shallow footings designed and constructed in accordance with the preceding recommendations are anticipated to be less than 1 inch. Differential settlements between similarly loaded adjacent footings may be assumed to be half of the total settlement.

Settlements will primarily be due to elastic compression of the foundation materials. Settlements of the foundations are generally expected to occur immediately after initial

application of the design loads. As a precaution, structural and utility connections to new construction supported on shallow foundations should be deferred until after the majority of the dead loads have been applied.

### **8.3.3 Lateral Resistance**

Resistance to lateral loads may be provided by frictional resistance between the bottom of concrete footings and the underlying soils and by passive soil pressure against the sides of the footings. The allowable coefficient of friction between poured-in-place concrete footings and the underlying engineered fill may be taken as 0.4. Allowable passive pressure available in engineered fill may be taken as 350 pound per cubic foot (pcf) to a maximum value of 3,500 psf. The above-recommended values include a factor of safety of at least 1.5. Friction and passive resistance may be used in combination, if the passive resistance is reduced by one-half.

## **8.4 LATERAL EARTH PRESSURES**

Pool shells and retaining walls, if there are any, should be designed to resist lateral earth pressure.

Static earth pressure on walls retaining level granular backfill can be calculated as an equivalent fluid pressure of 35 pcf. The recommended design lateral earth pressure assumes the walls will be properly back-drained. One acceptable method for back-draining the wall is to place a prefabricated drainage panel against the backside of the wall with a collector pipe at the base of the drainage panel. The collector pipe should be a four-inch perforated pipe placed with its holes down and surrounded by at least 12 inches of  $\frac{3}{4}$  inch gravel, which are enveloped in a drainage fabric, such as Mirafi 140N or equivalent. The drainage panel should extend at least six inches below the finish grade behind the retaining walls.

The proposed swimming pool shells should be designed with hydrostatic pressure, if the retained earth is not anticipated to be drained. Lateral pressure in the form of an equivalent fluid pressure of 80 pcf can be used for the design of the pool shell.

## **8.5 HARDSCAPES AND SLAB-ON-GRADE FLOORS**

Slab-on-grade floors founded on engineered fill should be at least 4 inches thick and should be reinforced with #4 reinforcement bars spaced a maximum of 16 inches each way. The actual design of slab thickness and reinforcement should be determined by the project

structural engineer. For design of slabs and estimating their deflections, a modulus of subgrade reaction (k) of 200 pounds per square inch per inch deflection (pci) may be used.

A moisture barrier is recommended under all floor slabs to be overlain by moisture-sensitive floor covering. A plastic or vinyl membrane may be used for this purpose and should be placed between two layers of moist sand, each at least 2 inches thick, to promote uniform curing of the concrete and to protect the membrane during construction.

Hardscape and decking should be at least 4 inches thick and they should be reinforced with #3 reinforcement bars spaced a maximum of 24 inches each way. The hardscape and decking should be underlain by a minimum of 2 inches of sand to aid in concrete curing.

## **8.6 SEISMIC SITE COEFFICIENTS**

In order to estimate the level of shaking that can be expected at the site, a deterministic evaluation according to the 2001 California Building Code (CBC) was conducted. According to the CBC all components of the project are located within Zone 4. The Newport-Inglewood fault, which is estimated to be capable of generating a maximum magnitude 6.9 earthquake, is located about 3.8 miles (6 km) from the project site and will govern the seismic design at the project site. The Newport-Inglewood fault is classified as a Type B fault (International Conference of Building Officials, 1998). The subsurface materials likely correspond to Soil Type "S<sub>D</sub>" for the purpose of ground motion evaluation. Based on these inputs, the corresponding seismic design parameters from the 2001 CBC are as presented in the following table.

### SEISMIC DESIGN PARAMETERS

Parameter		Value
Soil Type		S <sub>D</sub>
Seismic Source Definition		B
Closest Distance to Site (km)		6 km
Near Source Factor	Na	1.0
	Nv	1.52
Seismic Zone Factor	Zone	4
	Z	0.40
Seismic Coefficient	Ca = 0.44Na	0.44
	Cv = 0.64Nv	0.97

## 8.7 CORROSIVITY

A native soil sample was tested to assess corrosivity parameters, which include pH, resistivity, sulfate and chloride content. The test results are summarized in the following table:

Sample Location	Material	pH	Minimum Resistivity (Ohm-cm)	Sulfate Content (ppm)	Chloride Content (ppm)
B-3@ 0-5 ft	CL	8.4	1,000	13	120

A commonly accepted correlation between electrical resistivity and corrosivity potential for ferrous metals is as the following:

Below 1,000 ohm-cm	severely corrosive
1,000 to 2,000 ohm-cm	Corrosive
2,000 to 10,000 ohm-cm	moderately corrosive
over 10,000 ohm-cm	mildly corrosive

The minimum resistivity test result indicates that the surface native soil may be corrosive to metals. Consequently, corrosive site condition should be assumed for metals in direct contact with any native soil. It is recommended that a corrosion engineer to be retained in order to determine the most appropriate protection measure at the project site.

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Based on Table 19 A-4 of the 2001 CBC, the sulfate concentration detected is at a negligible level. As a result, no special precaution would be required for cement to be used at the subject site in direct contact with any native soil. Minimum strength and workmanlike concrete construction practices will be sufficient to protect against this low sulfate concentration encountered.

The chloride test indicates that the chloride content present at the on-site native soil is at a negligible concentration. Consequently, no consideration of additional concrete cover would be necessary for the reinforcing steel.

It should be noted that soil corrosivity should be tested during construction to verify the design recommendation.

## **9.0 DESIGN REVIEW**

The geotechnical aspects of the project should be reviewed by the Geotechnical Engineer of Record during the design process. The scope of services may include assistance to the design team in providing specific recommendations for special cases, reviewing the foundation design and evaluating the overall applicability of the recommendations presented in this report, reviewing the geotechnical portions of the project for possible cost savings through alternative approaches and reviewing the proposed construction techniques to evaluate if they satisfy the intent of the recommendations presented in this report.

## **10.0 COUNTY BUILDING CODE SECTION 111 STATEMENT**

Based on the findings of this geotechnical investigation, and provided that the recommendations of this report are followed, and the designs, grading and slope repairs are properly and adequately executed, it is our opinion that the slope mitigation/repair work within the referenced site would not be subjected to geotechnical and geologic hazards from landslides, slippage, or settlement. Further, it is our opinion that the proposed slope repairs and anticipated site grading would not adversely affect the stability of the site, or adjacent properties, with the same provisos listed above.

## 11.0 CONSTRUCTION MONITORING

All earthwork and foundation construction should be monitored by a qualified engineer/technician under the supervision of a licensed Geotechnical Engineer of Record, including:

- Site preparation including demolition of existing structures, site stripping, removal of subsurface structures, and bottom observation;
- Temporary excavation;
- Placement of all compacted fills and backfills;
- Installation of all surface and subsurface drainage systems; and
- All foundation excavations.

The Geotechnical Engineer should be present to observe the soil conditions encountered during construction, to evaluate the applicability of the recommendations presented in this report to the soil conditions encountered, and to recommend appropriate changes in design or construction if conditions differ from those described herein. Additional laboratory testing is necessary during construction to verify fill properties.

The Geotechnical Engineer of Record should be notified at least two days in advance of the start of construction. A joint meeting between the contractor and the geotechnical engineer is recommended prior to the start of construction to discuss specific procedures and scheduling.

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## 12.0 LIMITATIONS

URS warrants that our services have been performed within the limits prescribed by our clients, with the usual thoroughness and competence of the geotechnical engineering profession in southern California at this time. No other warranty or representation, express or implied, is included or intended in this report.

—o0o—

We appreciate the opportunity to be of service to you on this project and trust this report meets your needs at this time. Should you have any questions, please contact us.

Respectfully submitted:

**URS**

Darren Wong, P.E.  
Staff Engineer

Da Cheng Wu, P.E., G.E.  
Task Manager

*Reviewed by:*

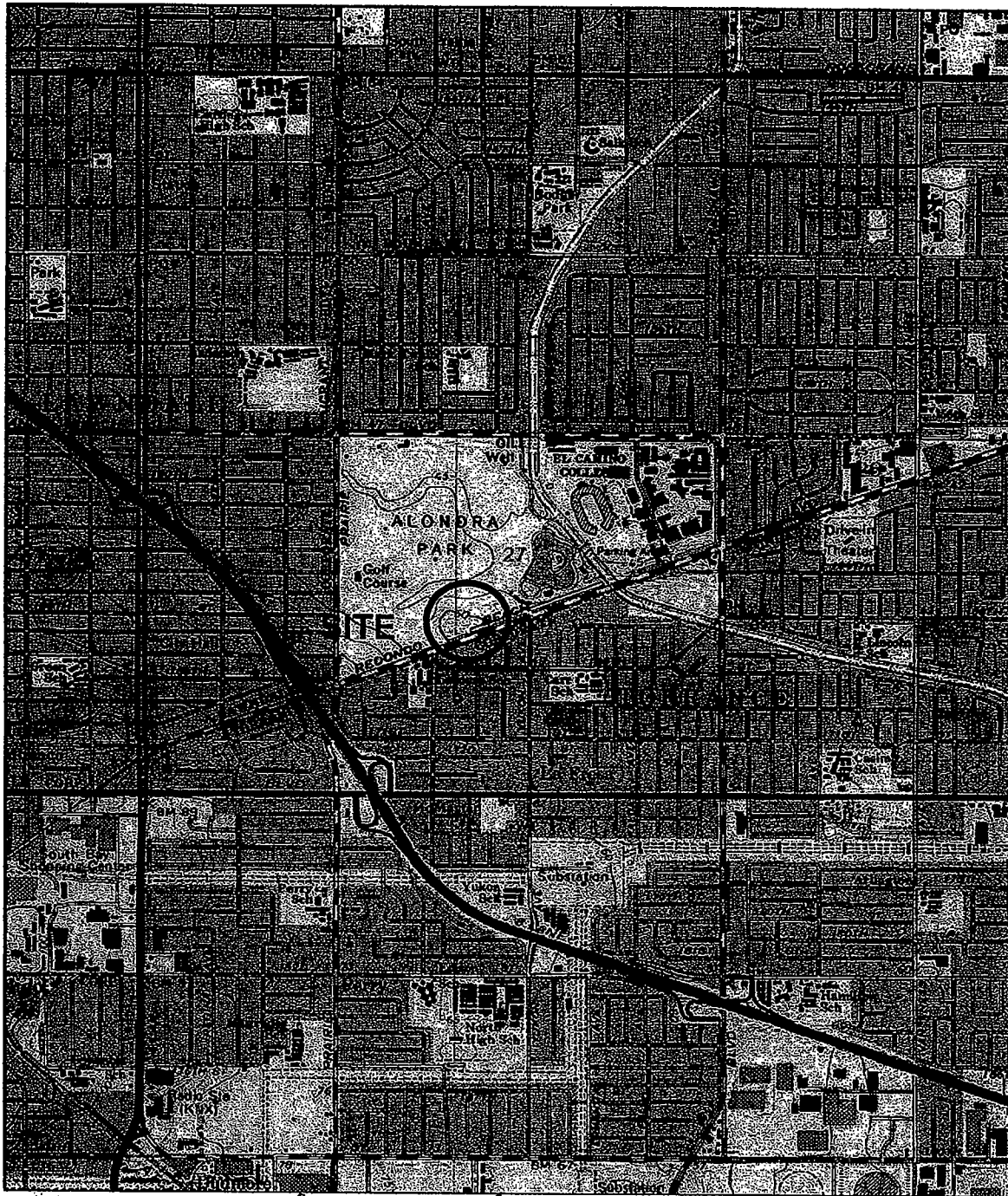
Garry C. Lay, P.E., G.E.  
Project Manager  
Principal Engineer  
Manager of Geotechnical Division



### 13.0 REFERENCES

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## FIGURES



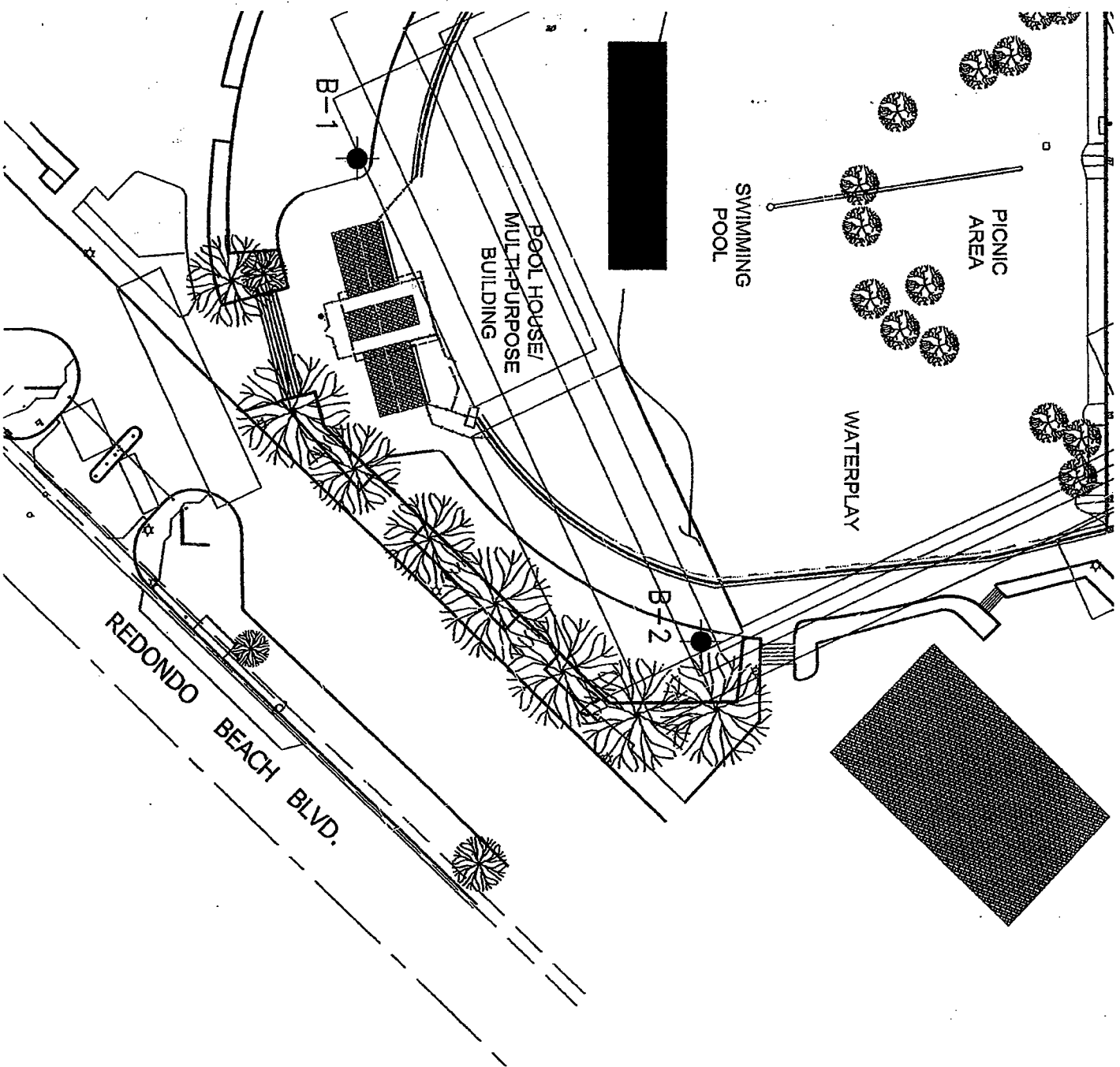
TN\* / MN  
13 1/4°

Map created with TOPOI® ©2003 National Geographic (www.nationalgeographic.com/topo)

**VICINITY MAP**  
ALONDRA PARK  
3580 W. MANHATTAN BEACH BLVD, LAWDALE, CALIFORNIA

FOR: LACDPW

**URS**  
FIGURE 1


















LEGEND  
B-1  
URS BORING LC



**APPENDIX A**  
**LOGS OF EXPLORATORY BORINGS**

## SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS	TYPICAL DESCRIPTIONS
<b>COARSE GRAINED SOILS</b>  MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	<b>GRAVEL AND GRAVELLY SOILS</b>  MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	<b>CLEAN GRAVELS</b> (LITTLE OR NO FINES)		<b>GW</b> WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		<b>GRAVELS WITH FINES</b> (APPRECIABLE AMOUNT OF FINES)		<b>GP</b> POORLY GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				<b>GM</b> SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				
	<b>SAND AND SANDY SOILS</b>  MORE THAN 50% OF COARSE FRACTION PASSING NO. 4 SIEVE	<b>CLEAN SANDS</b> (LITTLE OR NO FINES)		<b>SW</b> WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
		<b>SANDS WITH FINES</b> (APPRECIABLE AMOUNT OF FINES)		<b>SP</b> POORLY GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				<b>SM</b> SILTY SANDS, SAND - SILT MIXTURES
				
<b>FINE GRAINED SOILS</b>  MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	<b>SILTS AND CLAYS</b>  LIQUID LIMIT LESS THAN 50		<b>ML</b> INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY	
				<b>CL</b> INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				
	<b>SILTS AND CLAYS</b>  LIQUID LIMIT GREATER THAN 50		<b>MH</b> INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	
				<b>CH</b> INORGANIC CLAYS OF HIGH PLASTICITY
				
<b>HIGHLY ORGANIC SOILS</b>				<b>PT</b> PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

NOTE: Dual symbols are used to indicate gravels or sand with 5-12% fines and soils with fines classifying as CL-ML. Symbols separated by a slash indicate borderline soil classifications.

### Rock Material Symbols (examples)



### Sampler and Symbol Descriptions

- Dames & Moore Type-U sample
- Standard Penetration Test
- No Recovery
- Bulk sample
- Disturbed Type-U Sample
- Pitcher Tube Sample
- Shelby Tube Sample
- Rock Core Sample
- Approximate depth of perched water or groundwater

Note: Number of blows required to advance driven sample 12" (or length noted) is recorded; blow count recorded for seating interval (initial 6" of drive) is indicated by an asterisk.

### Laboratory and Field Test Abbreviations

CBR	California Bearing Ratio Test
COL	Collapse Potential test (test result in parentheses)
COMP	Compaction test
CON	Consolidation test
CORR	Corrosivity test
DSCD	Consolidated drained direct shear test (normal pressure and shear strength results shown)
EI	Expansion Index test (test result in parentheses)
LL=29	Liquid limit (Atterberg limits test)
PI=11	Plasticity Index (Atterberg limits test)
PP	Pocket Penetrometer test (test result in parentheses)
R-Value	Resistance Value test
SA	Sieve Analysis (-200 result in parentheses)
SE	Sand Equivalent test (test result in parentheses)
SWELL	Swell Load test (test result in parentheses)
TV	Torvane test (test result in parentheses)
-200	Percent passing #200 sieve (test result in parentheses)

**KEY TO LOG OF BORING**  
**PROPOSED ALONDRA PARK IMPROVEMENTS**  
**3580 W. Manhattan Beach Blvd., Lawndale, CA**  
**FOR: LACDPW**

**URS**

Figure A-0

Date(s) Drilled	2/2/07	Logged By	DW	<b>Boring B-1</b> <b>Sheet 1 of 2</b>	
Drilling Method	Hollow-Stem Auger	Drill Bit Size/Type	8-inch O.D.		
Drill Rig Type	CME-75	Hammer Data	140 lbs Hammers/ 30 Inches drop		
Sampling Method(s)	SPT, Modified California Sampler, Bulk			Job Number	29405027
Approximate Groundwater Depth and Date Measured	34			Total Depth Drilled (ft)	51.5
Comments				Approximate Ground Surface Elevation(ft)	42.8 MSL

Elevation (ft.)	Depth (ft.)	SAMPLES		Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number						
0		☒ Bk-1			CL	<u>ALLUVIUM (Qal)</u> Sandy CLAY Brown, slightly moist, stiff, medium plasticity			
40									El(46)
	5	■ 1	13				19	108	CON
		■ 2	9				19		LL=26 PI=9 -200(56)
	10	■ 3	23				21	103	CON
30									
	15	■ 4	10		CL	CLAY Brown, slightly moist, stiff, medium plasticity			
	20	■ 5	36			Grades very stiff	26	99	-200(95)
20									
	25	■ 6	14			Grades stiff			
	30	■ 7	28			Grades very stiff	31	92	
10									
	35	■ 8	16			Grades wet			
40									

This log is part of the report prepared by URS for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

**LOG OF BORING**  
**PROPOSED ALONDRA PARK IMPROVEMENTS**  
3580 W. Manhattan Beach Blvd., Lawndale, CA  
FOR: LACDPW

Figure A-1



3580 W. Manhattan Beach Blvd., Lawndale, CA  
FOR: LACDPW

Boring B-1  
Sheet 2 of 2

Elevation (ft)	Depth (ft)	SAMPLES			USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number	Blows per foot					
40	0	■	9	24			28	96	
45		■	10	15	CL	Sandy CLAY Light brown, wet, stiff to very stiff, medium plasticity, fine sand			
50		■	11	38	SM	Silty SAND Gray, wet, medium dense, medium plasticity, fine sand, micaceous	29	94	-200(38)
-10						1) Total depth: 51.5 feet below the ground surface. 2) Groundwater was encountered at 34 feet below the ground surface. 3) Boring backfilled with bentonite below water table and cuttings above water table.			
55									
60									
-20									
65									
70									
-30									
75									
80									
-40									
85									
90									

Report: DMG4; Project File: G:\GINT\PROJECTS\ALONDRA PARK.GPJ; Data Template: DMLA.GDT Printed: 3/13/07

**URS**

Figure A-1



Date(s) Drilled	2/2/07	Logged By	DW	<b>Boring B-2</b> <b>Sheet 1 of 2</b>	
Drilling Method	Hollow-Stem Auger	Drill Bit Size/Type	8-inch O.D.		
Drill Rig Type	CME-75	Hammer Data	140 lbs Hammers/ 30 inches drop		
Sampling Method(s)	SPT, Modified California Sampler, Bulk			Job Number	29405027
Approximate Groundwater Depth and Date Measured	34			Total Depth Drilled (ft)	51.5
Comments				Approximate Ground Surface Elevation(ft)	42.0 MSL

Elevation (ft)	Depth (ft)	SAMPLES		Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number						
0	0	Sk-1			SP	<b>FILL (Af)</b> <b>SAND</b> Olive brown, slightly moist, very loose, fine sand, trace roots, organic			
40	1	1	12		CL	<b>ALLUVIUM (Qal)</b> CLAY with sand Dark brown, slightly moist, stiff, medium plasticity, fine sand			
	2	2	27			Grades brown, very stiff	17	114	LL=27 PI=11
5	3	3	7			Grades medium stiff	26	100	-200(79)
	4	4	28			Grades brown, vert stiff	27	99	
30	5	5	7		CL	<b>CLAY</b> Light brown, slightly moist, medium stiff, medium to high plasticity			
	6	6	37			Grades very stiff, few fine gravel	32	90	
20	7	7	15						
	8	8	25				27	97	-200(91)
10	9	9	13			Grades wet, stiff			
35									
40									

This log is part of the report prepared by URS for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

**LOG OF BORING**  
**PROPOSED ALONDRA PARK IMPROVEMENTS**  
 3580 W. Manhattan Beach Blvd., Lawndale, CA  
 FOR: LACDPW

Figure A-2

**URS**

3580 W. Manhattan Beach Blvd., Lawndale, CA  
FOR: LACDPW

Boring B-2  
Sheet 2 of 2

Elevation (ft)	Depth (ft)	SAMPLES		Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number						
0	40	■	10	26		Grades very stiff	22	106	
	45	■	11	12		Grades stiff			
	50	■	12	28		Grades very stiff, trace seashell fragments			
-10	55					1) Total depth: 51.5 feet below the ground surface. 2) Groundwater was encountered at 34 feet below the ground surface. 3) Boring backfilled with bentonite below water table and cuttings above water table.			
-20	60								
	65								
-30	70								
	75								
-40	80								
	85								
	90								

Report: DMG4; Project File: G:\GINT\PROJECTS\ALONDRA PARK.GPJ; Data Template: DMLA.GDT Printed: 3/13/07

**URS**

Figure A-2

Date(s) Drilled	2/2/07	Logged By	DW	<b>Boring B-3</b> <b>Sheet 1 of 2</b>	
Drilling Method	Hollow-Stem Auger	Drill Bit Size/Type	8-inch O.D.		
Drill Rig Type	CME-75	Hammer Data	140 lbs Hammers/ 30 inches drop		
Sampling Method(s)	SPT, Modified California Sampler, Bulk			Job Number	29405027
Approximate Groundwater Depth and Date Measured	34			Total Depth Drilled (ft)	51.5
Comments				Approximate Ground Surface Elevation(ft)	43.5 MSL

Elevation (ft)	Depth (ft)	SAMPLES		Graphic Log	USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number						
0		☒ Bk-1			CH	<u>ALLUVIUM (Qal)</u> CLAY Brown, slightly moist, very stiff, medium plasticity			LL=55 PI=40
40		■ 1	24				17	112	
5		■ 2	14			Grades stiff			
		■ 3	24		CL	Sandy CLAY Brown, slightly moist, very stiff, medium plasticity, fine sand	13	116	
10		■ 4	9			Grades stiff			
30									
15		■ 5	22		CL	CLAY Yellowish brown, slightly moist, stiff, medium plasticity	31	91	
20		■ 6	13						
20									
25		■ 7	30			Grades very stiff	34	87	
30		■ 8	13			Grades moist, stiff			
10									
35		■ 9	30			Sandy CLAY Yellowish brown, wet, very stiff, medium plasticity	25	100	-200(59)
40									

This log is part of the report prepared by URS for this project and should be read together with the report. This summary applies only at the location of the exploration and at the time of drilling or excavation. Subsurface conditions may differ at other locations and may change at this location with time. Data presented are a simplification of actual conditions encountered.

## LOG OF BORING

PROPOSED ALONDRA PARK IMPROVEMENTS

3580 W. Manhattan Beach Blvd., Lawndale, CA  
FOR: LACDPW

Figure A-3

**URS**

3580 W. Manhattan Beach Blvd., Lawndale, CA  
FOR: LACDPW

Boring B-3  
Sheet 2 of 2

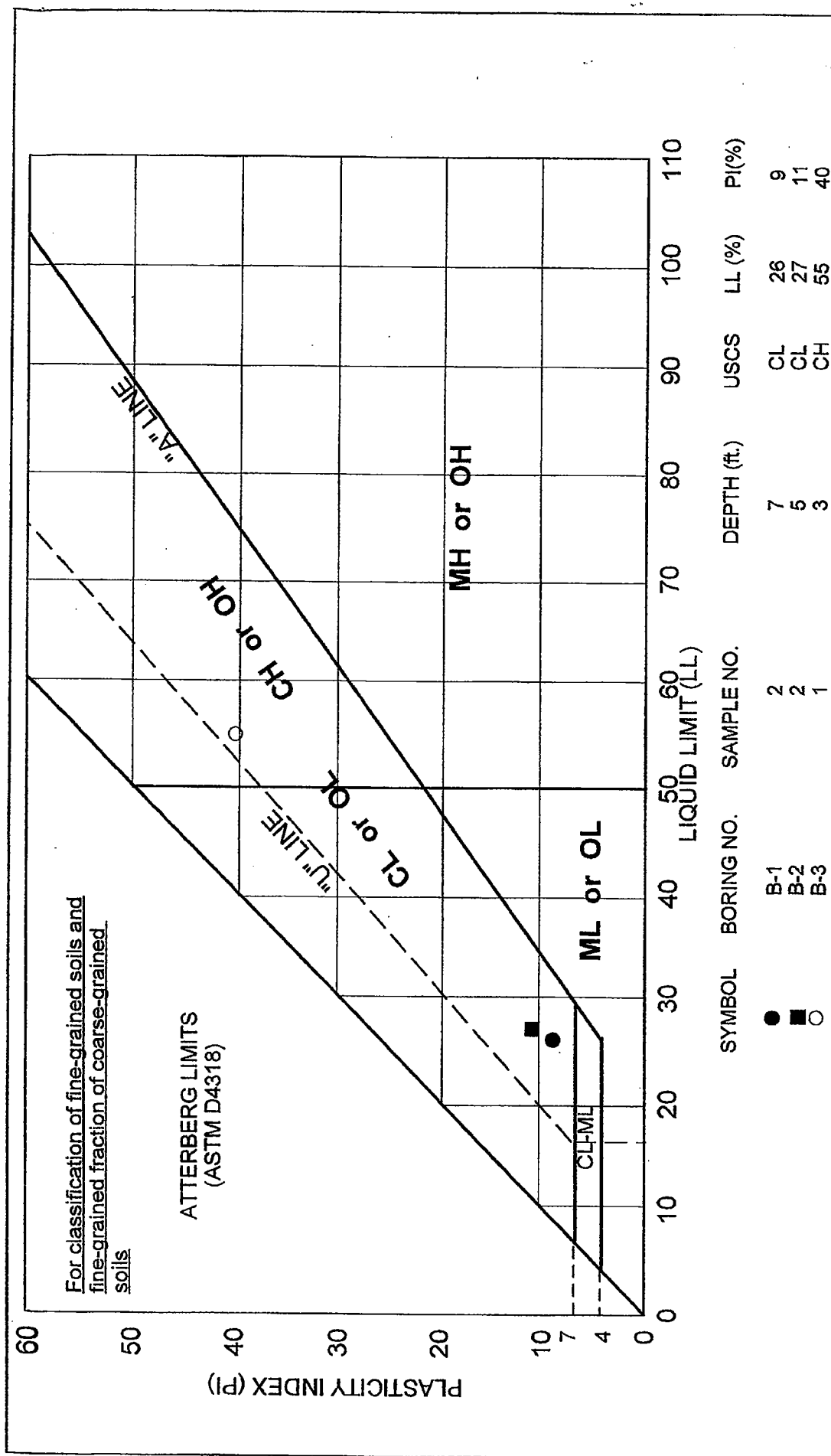
Elevation (ft)	Depth (ft)	SAMPLES			USCS	MATERIAL DESCRIPTION	Moisture Content (%)	Dry Density (pcf)	OTHER TESTS and REMARKS
		Type	Number	Blows per foot					
40	40	■	10	11		Grades stiff	26	95	
45	45	■	11	40		Grades very stiff			
50	50	■	12	19	ML	SILT with sand Gray, wet, very stiff, low plasticity, fine sand, micaceous			
-10	55					1) Total depth: 51.5 feet below the ground surface. 2) Groundwater was encountered at 34 feet below the ground surface. 3) Boring backfilled with bentonite below water table and cuttings above water table.			
-20	60								
-30	65								
-40	70								
	75								
	80								
	85								
	90								

Report: DMG4; Project File: G:\GINT\PROJECTS\ALONDRA PARK.GPJ; Data Template: DM4A.GDT Printed: 3/13/07

**URS**

Figure A-3

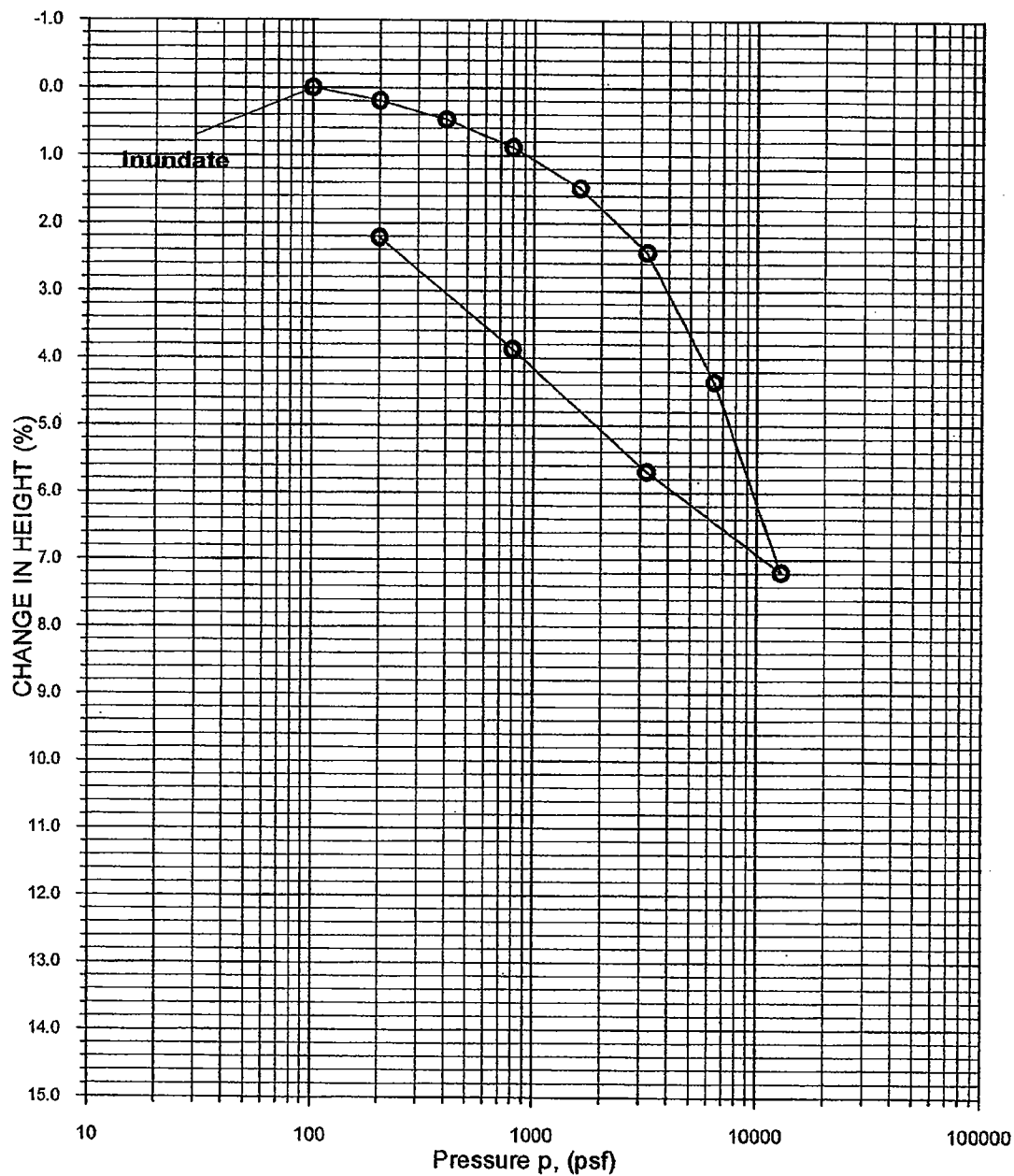
**APPENDIX B**  
**LABORATORY TESTING RESULTS**



PROPOSED ALONDRA PARK IMPROVEMENTS  
 3580 W. Manhattan Beach Blvd., Lawndale, CA  
 FOR: LACDPW



FIGURE B-1



BORING NO.	SAMPLE NO.	DEPTH (ft.)	MOISTURE CONTENT (%) Initial / Final	DRY DENSITY (pcf) Initial / Final	DEGREE OF SATURATION (%) Initial / Final
B-1	1	5	20 / 22	108 / 110	98 / 100

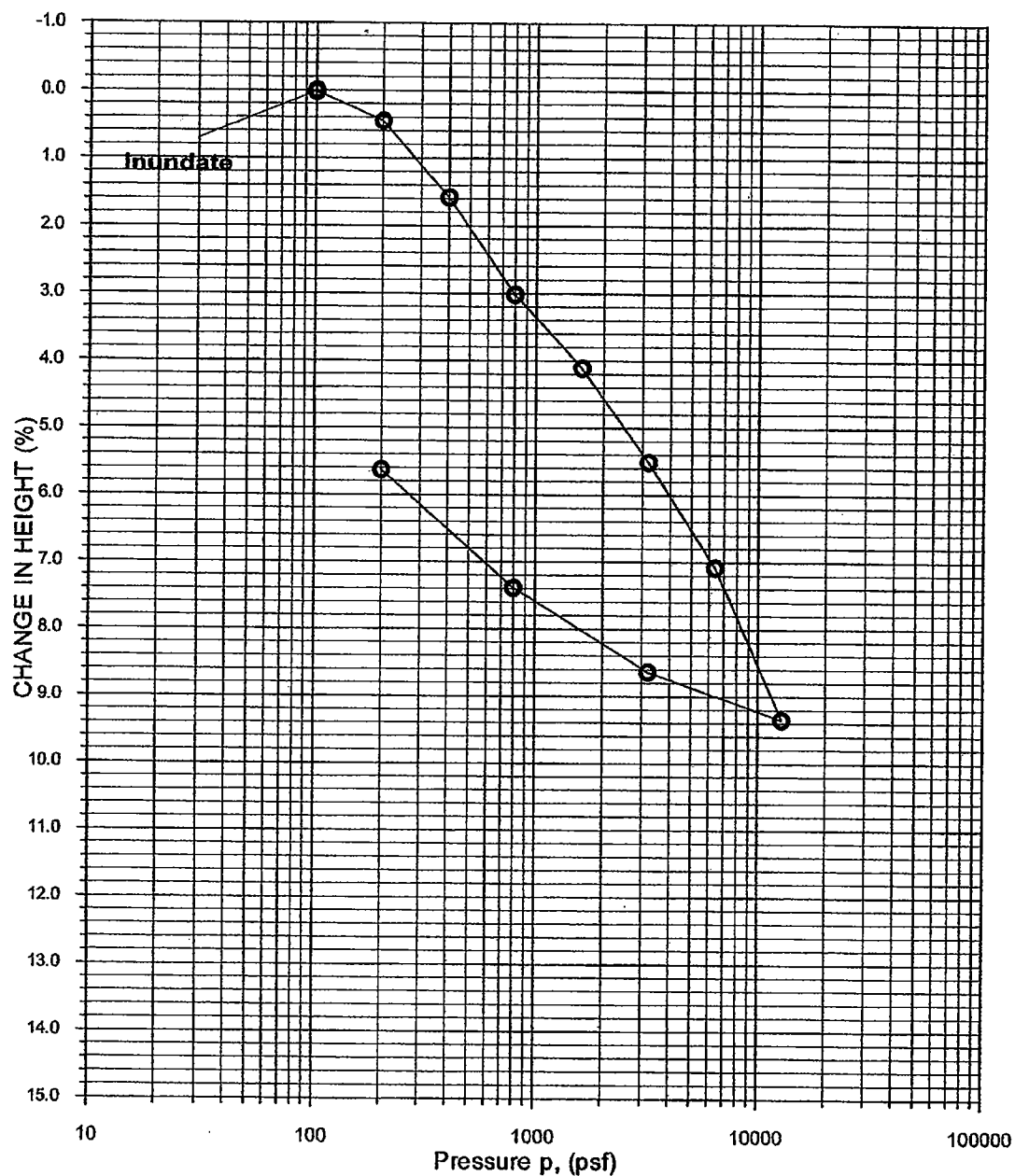
Sample Description: Brown CLAY (CL)

ONE-DIMENSIONAL CONSOLIDATION  
(ASTM D2435)

PROPOSED ALONDRA PARK IMPROVEMENTS  
3580 W. Manhattan Beach Blvd., Lawndale, CA  
FOR: LACDPW



FIGURE B-2



BORING NO.	SAMPLE NO.	DEPTH (ft.)	MOISTURE CONTENT (%) Initial / Final	DRY DENSITY (pcf) Initial / Final	DEGREE OF SATURATION (%) Initial / Final
B-1	3	10	22 / 21	105 / 109	100 / 100

Sample Description: Brown CLAY (CL)

ONE-DIMENSIONAL CONSOLIDATION  
(ASTM D2435)

PROPOSED ALONDRA PARK IMPROVEMENTS  
3580 W. Manhattan Beach Blvd., Lawndale, CA  
FOR: LACDPW



FIGURE B-3



# Appendix E

## Mitigation Monitoring and Reporting Plan





# Alondra Community Regional Park Facility Upgrades

## Mitigation Monitoring and Reporting Program

January 2008

Prepared for:

Los Angeles County Department of Public Works  
900 South Fremont Avenue  
Alhambra, CA 91803

Contact:

Daniel O'Brien  
Consultant Project Manager  
Ph: (626) 300-3250  
Fax: (626) 245-0044

*State Clearinghouse Number 2007101014*

# Mitigation Monitoring and Reporting Program

The County of Los Angeles Department of Public Works (LACDPW) has proposed to upgrade the existing facilities located at Alondra Community Regional Park in Los Angeles County, CA. The park encompasses approximately 84 acres of land and includes a children's play area, an urban lake, gymnasium, lighted baseball/softball fields, multipurpose room with kitchen, picnic areas with barbeque braziers, a swimming pool (currently unused), and a volleyball court. The improvements would be located to the north of the existing parking lot on approximately 1.5 acres and would include redevelopment of the existing swimming pool and picnic area and construction of a new pool house, water play area, recreational office, and skateboard park. The proposed project would meet the requirements of the Americans with Disabilities Act (ADA).

Section 21081.6 of the California Public Resources Code requires a Lead Agency to adopt a *reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment*. CEQA Guidelines Section 15097 summarizes the criteria required for mitigation monitoring and/or reporting. This Mitigation Monitoring and Reporting Program (MMRP) is designed to monitor implementation of the mitigation measures identified for the project, and meets applicable statutes to avoid or to mitigate identified potential impacts to a level where no significant impact on the environment would occur. The County will have the responsibility for implementing the measures, and various public agencies will have the primary responsibility for enforcing, monitoring, and reporting the implementation of the mitigation measures. The required mitigation measures are listed and categorized by impact area, with an accompanying identification of the following:

- Mitigation Measure
- Mitigation Procedure
- Responsible Party (agency or party with the power to enforce the mitigation measure)
- Mitigation Timing (the phase of the project during which the mitigation measure shall be implemented and monitored):
  - Pre-Construction, including the design phase
  - Construction
  - Occupancy (post-construction monitoring is not required)
- Monitoring and Reporting Procedure
- Verification of Compliance (for use during the reporting/monitoring)

This MMRP is a compliance verification report, with space for confirming mitigation measures have been implemented for the project.

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
<b>AESTHETICS</b>					
<b>AES-1: <i>Ficus Trees</i></b>	<p>To assure protection of existing ficus trees during construction, the following will be implemented:</p> <ul style="list-style-type: none"> <li>Determine the Critical Root Zone (CRZ) and Tree Protection Zone (TPZ) for each individual tree or row of trees at the front of the park.</li> <li>Assure that construction activities, such as the movement of equipment and the storage of materials on a construction site, consider the CRZ and TPZ.</li> <li>Exceptional care should be taken when removing the concrete around the CRZ; the concrete can be broken up mechanically but should be removed manually without disturbing the root mass underneath.</li> <li>Vehicular traffic over the entire site should be kept to a minimum and routed away from trees (or the TPZ).</li> <li>Unnecessary traffic, such as workers' personal vehicles, should be prohibited on the site and movement over the TPZ and CRZ by delivery vehicles should be restricted as much as possible.</li> <li>A storage area for construction materials should be identified that is well away from trees and located to minimize the traffic required to retrieve and use the materials.</li> </ul>	Incorporate measures outlined in Arborist Report into design specifications and Contractor's bid package.	LACDPW	During Project Design and Construction	<p>LACDPW to confirm incorporation of applicable mitigation in contractor's bid package.</p> <p>LACDPW to confirm adherence to measures by contractor.</p>

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
<b>BIOLOGICAL RESOURCES</b>					
<b>BIO-1: Nesting Migratory Birds and Raptors</b>	<p>To assure that Migratory Bird Treaty Act (MTBA) violations do not occur, construction workers will implement the following mitigation measures to determine occupancy status or continuing nest dependency:</p> <ol style="list-style-type: none"> <li>1. A preconstruction nesting bird survey for all breeding bird species shall be conducted in a manner to assure construction-related mitigation activities can be implemented appropriately.</li> <li>2. Surveys shall be conducted within all potential breeding habitat located within 250 feet of the project site.</li> <li>3. If construction activities are delayed or are suspended for more than 30 days, after the initial pre-construction survey, an additional nesting bird survey must be conducted per item #1 above, prior to the start or re-initiation of construction-related activities.</li> <li>4. If an active nest is located within 250 feet of proposed construction activities, the proponent in consultation with CDFG will determine the appropriate protective measures. This consultation can be made by a conference telephone call, an on-site meeting, or other mutually agreeable means.</li> </ol>	<p>Conduct pre-construction bird survey.</p> <p>Conduct additional bird survey should construction be delayed for more than 30 days.</p> <p>If a nest is located within 250 feet of construction activities, consult proponent and CDFG.</p>	LACDPW	Prior to Construction and During Construction	<p>LACDPW to confirm incorporation of applicable mitigation in contractor's bid package.</p> <p>LACDPW to confirm adherence to measures by contractor.</p>

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
<b>CULTURAL RESOURCES</b>					
<b>CUL-1:</b> <i>Archaeological/ Paleontological Resources</i>	If archaeological or paleontological resources are encountered at the time of grading or project construction, all project work in the area of the resource shall cease until the area has been surveyed by a qualified archaeologist or paleontologist in conformance with all applicable regulatory provisions.	Cease further project work in the area. Notify LACDPW of any discovered archaeological or paleontological resources.	LACDPW	Pre Construction/ During Construction	LACDPW to confirm adherence to measures by contractor.
<b>CUL-2:</b> <i>Human Remains</i>	If at any time human remains are discovered, the County Coroner must be contacted and permitted access to the site for preliminary identification of the remains. If the remains are found to be of Native American origin, the Native American Heritage Commission must be noticed and permitted to identify the Most Likely Descendant (MLD), and, in consultation with the proponent and archaeological monitor, determine the appropriate disposition of the remains.	Contact County Coroner, allow him/her access to project site for identification purposes. Notify LACDPW and NAHC.	LACDPW	Pre Construction/ During Construction	LACDPW to confirm adherence to measures by contractor.
<b>GEOLOGY, SOILS AND SEISMICITY</b>					
<b>GEO-1:</b> <i>Compacted Soil Expansion Index</i>	If the clayey excavated soils were to be re-used in compacted fill, thorough mixing with coarse grain fill materials will be necessary. The resulted mix should have a maximum of 35 percent of fines passing a standard No. 200 sieve and an expansion index not exceeding 30. The mix should be confirmed and approved by the Geotechnical Engineer of Record for their suitability before placing.	Confirmation of soil consistency and expansion index by Geotechnical Engineer of Records.	LACDPW	During Construction	LACDPW to enlist the services of the Geotechnical Engineer when performing compacted fill.

Number	Mitigation Measure	Mitigation Procedure	Responsible Party <sup>a</sup>	Mitigation Timing	Monitoring and Reporting Procedure
<b>HYDROLOGY AND WATER QUALITY</b>					
<b>HYDRO-1:</b> <i>Erosion and Toxic Substance Runoff</i>	<p>All development shall include measures consistent with the requirements and programs of the Department of Public Works to reduce contaminated runoff in the adjacent body of water, including filtration of low flows, reduction of impervious surfaces, and provision of pump out facilities, and other necessary measures to reduce harmful pollutants.</p> <p>The Applicant shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the County for review and approval prior to project construction permit approval. The SWPPP shall identify the exact type of Best Management Practices (BMPs), the timing and location of implementation, and the purpose and expected result of each BMP in protecting water quality and water flow characteristics. BMPs shall include measures to contain erosion and prevent the introduction of toxic substances to runoff. The SWPPP shall address pre-construction, construction, post construction measures, and both temporary and permanent measures. Recommended BMPs for the construction phase include but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Proper stockpiling and disposal of demolition debris, concrete, and soil;</li> <li>• Protecting existing storm drain inlets; stabilizing disturbed areas;</li> <li>• Erosion controls;</li> <li>• Proper management of construction materials; and</li> <li>• Waste management; aggressive litter control; and sediment controls.</li> </ul>	<p>Incorporate erosion/runoff control plan into design specifications contractor's bid package.</p> <p>Preparation of a SWPPP, with all BPM's identified for each stage of project.</p>	<p>LACDPW</p> <p>LACDPW</p>	<p>Ongoing</p> <p>Pre-Construction</p>	<p>LACDPW to confirm incorporation of applicable mitigation in contractor's bid package.</p> <p>LACDPW to confirm adherence to measures by contractor.</p> <p>County to review and approve SWPPP prior to project initiation.</p>



# Appendix F

Response to Agency  
Comments





# Alondra Community Regional Park Facility Upgrades

## Response to Agency Comments Initial Study/Mitigated Negative Declaration

January 2008

Prepared for:

Los Angeles County Department of Public Works  
900 South Fremont Avenue  
Alhambra, CA 91803

Contact:

Daniel O'Brien  
Consultant Project Manager  
Ph: (626) 300-3250  
Fax: (626) 245-0044

*State Clearinghouse Number 2007101014*

# Response to Agency Comments

The County of Los Angeles Department of Public Works (LACDPW) has proposed to upgrade the existing facilities located at Alondra Community Regional Park in Los Angeles County, CA. The park encompasses approximately 84 acres of land and includes a children's play area, an urban lake, gymnasium, lighted baseball/softball fields, multipurpose room with kitchen, picnic areas with barbeque braziers, a swimming pool (currently unused), and a volleyball court. The improvements would be located to the north of the existing parking lot on approximately 1.5 acres and would include redevelopment of the existing swimming pool and picnic area and construction of a new pool house, water play area, recreational office, and skateboard park. The proposed project would meet the requirements of the Americans with Disabilities Act (ADA).

This document provides responses to comments received during the public review of the Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed project, which was circulated for a 30-day period between October 2 and November 2, 2007.

Section 15073 of the California Environmental Quality Act (CEQA) summarizes the provisions for the IS/MND public review process, and as provided by the guidelines, the lead agency or applicant is not required to respond to public comments on an IS/MND. Nonetheless, the County made the decision to respond to comments received in an effort to provide additional information regarding the proposed project to clarify the accuracy of the analysis and assure that associated impacts are less than significant.

The information contained herein includes copies of comment letters received by the lead agency and provides lead agency responses. Each comment letter is labeled alphabetically, each individual comment includes a number in the margin corresponding to the label, and the responses are presented immediately after the comment letter. The agency, organization, or individual that commented on the IS/MND are summarized in Table 1.

**TABLE 1**  
**LIST OF COMMENTS RECEIVED ON THE IS/MND**

ID No.	Date of Letter/ Comments	Commenters	Commenters Agencies/ Organization/Interested Parties	Page No.
<b>Local Agencies</b>				
A	October 21, 2007	Juli Osborne	Department of Toxic Substances Control	3
B	November 6, 2007	Terry Roberts	California State Clearinghouse and Planning Unit, Office of Planning and Research	7
C	October 22, 2007	Terri Maguire	County of Los Angeles Public Library (Downey, CA)	10

Where comments received and associated Lead Agency responses resulted in changes to the text of the IS/MND, changes are shown in the FINAL IS/MND text using the following conventions:

- 1) Text added to the wording is shown in underline,
- 2) Text deleted from the wording is shown in ~~strikeout~~, and
- 3) Text changes are shown in indented paragraphs.

The textual changes are provided in the FINAL IS/MND.



1570



Linda S. Adams  
Secretary for  
Environmental Protection

## Department of Toxic Substances Control

Maureen F. Gorsen, Director  
1011 North Grandview Avenue  
Glendale, California 91201



Arnold Schwarzenegger  
Governor

October 31, 2007

RECEIVED  
NOV 15 2007

Mr. Daniel O'Brien  
Los Angeles County Department of Public Works  
900 South Fremont Avenue  
Alhambra, California 91803

DEPT. PUBLIC WORKS  
PROJECT MANAGEMENT DIVISION II

State Clearing House: 2007101014

### INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE ALONDRA COMMUNITY REGIONAL PARK FACILITY PROGRAM, LOS ANGELES COUNTY, CALIFORNIA

Dear Mr. O'Brien:

The Department of Toxic Substances Control (DTSC) has received the Initial Study/Mitigated Negative Declaration for the subject project. The Los Angeles County Department of Public Works proposes to upgrades to facilities within the Alondra Community Regional Park. The project includes the demolition, redevelopment and improvement of some of the existing facilities within the Park; the redevelopment and improvement areas are located to the north of the parking lot. A minor amount of grading is proposed in the building pad areas and to provide proper drainage. Based on the review of the document, DTSC comments are as follows:

1. Soil contamination could be present on the property from former pesticide/herbicide use for landscaping and pesticide use for rodent control, from chemical pool supply spills, or from possible illegal dumping on the property; historical dumping of debris, burn material, or contaminated material in former drainage swales and gullies could have occurred on site prior to the Park development. Contaminated groundwater may be present beneath the proposed redevelopment areas that migrated from upgradient industrial sites. Hazardous materials contained in storm water run-on to the park from adjacent streets may have also contaminated groundwater beneath the site.
2. Proper investigation and remedial actions should be conducted at the Site prior to its development. All environmental investigation and/or remediation should be conducted under a workplan which is approved by a regulatory agency who has jurisdiction to oversee hazardous waste cleanups.
3. If during construction of the project, soil contamination is suspected, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exist, the draft EIR

Letter A



Linda S. Adams  
Secretary for  
Environmental Protection

## Department of Toxic Substances Control

Maureen F. Gorsen, Director  
1011 North Grandview Avenue  
Glendale, California 91201



Arnold Schwarzenegger  
Governor

October 31, 2007

RECEIVED  
NOV 15 2007

Mr. Daniel O'Brien  
Los Angeles County Department of Public Works  
900 South Fremont Avenue  
Alhambra, California 91803

DEPT. PUBLIC WORKS  
PROJECT MANAGEMENT DIVISION II

State Clearing House: 2007101014

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A-1

A-2

A-3





Letter A

Mr. Daniel O'Brien

October 31, 2007

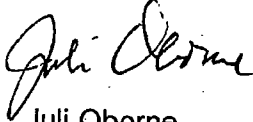
Page 2

should identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight.

A-3  
cont.

DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP, please visit DTSC's web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov). If you would like to meet and discuss this matter further, please contact Mr. Steve McArdle, Project Manager, at (818) 551-2852 or me, at (818) 551-2980.

Sincerely,



Juli Osborne,  
Unit Chief

Southern California Cleanup Operations Branch – Glendale Office

Enclosure

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P. O. Box 3044  
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief  
Office of Environmental Planning and Analysis  
CEQA Tracking Center  
Department of Toxic Substance Control  
1001 I Street, 22<sup>nd</sup> Floor, M.S. 22-2  
Sacramento, California 95814



Mr. Daniel O'Brien

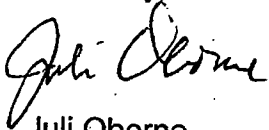
October 31, 2007

Page 2

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Sincerely,



Juli Osborne,

Unit Chief

Southern California Cleanup Operations Branch – Glendale Office

Enclosure

cc: Governor's Office of Planning and Research  
State Clearinghouse  
P. O. Box 3044  
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief  
Office of Environmental Planning and Analysis  
CEQA Tracking Center  
Department of Toxic Substance Control  
1001 I Street, 22<sup>nd</sup> Floor, M.S. 22-2  
Sacramento, California 95814

## LETTER A – CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCE CONTROL (DTSC) (October 31, 2007)

A-1 The DTSC suggests that project construction may require soil excavation and soil filling in certain areas and appropriate sampling is required prior to disposal of the excavated soil.

**Response:** As discussed in the Hazardous Waste section of the IS/MND, item G(d), a review of federal and state environmental databases revealed no environmental concerns or issues related to hazardous waste or materials occur for the project site. The proposed property is not listed as a hazardous materials site; therefore, no contaminated soils are expected to occur. In addition, the site is primarily flat with the exception of a topographical depression that traverses the site and only fine grading would be required. Excavation of soils in a manner resulting in disposal is not anticipated to occur. In the event of discovery of contaminated soils during project construction or operation, compliance with all applicable regulations pertaining to handling and disposal of such materials will be implemented.

A-2 DTSC requires investigation and appropriate remedial action be conducted prior to site development. In addition, DTSC requires that a work plan be developed and approved by a regulatory agency who has jurisdiction to oversee hazardous waste clean-ups.

**Response:** See response A-1 above. There are no known issues pertaining to hazardous waste or related contamination, therefore a workplan will not be required for project renovations.

A-3 DTSC requires that, if contamination is discovered during construction, such activities stop and appropriate health and safety procedures be implemented.

**Response:** Comment noted. Appropriate actions will be implemented in the event contamination is discovered during construction and operation of the project.



Letter B

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER  
GOVERNOR



CYNTHIA BRYANT  
DIRECTOR

November 15, 2007

Daniel O'Brien  
Los Angeles County Department of Public Works  
900 S. Fremont Avenue  
Alhambra, CA 91803

Subject: Alondra Community Regional Park Improvement Project  
SCH#: 2007101014

Dear Daniel O'Brien:

The enclosed comment (s) on your Mitigated Negative Declaration was (were) received by the State Clearinghouse after the end of the state review period, which closed on November 1, 2007. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2007101014) when contacting this office.

Sincerely,

Terry Roberts  
Senior Planner, State Clearinghouse

Enclosures  
cc: Resources Agency

RECEIVED  
NOV 20 2007

DEPT. PUBLIC WORKS  
PROJECT MANAGEMENT DIVISION II

B-1

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2007101014  
**Project Title** Alondra Community Regional Park Improvement Project  
**Lead Agency** Los Angeles County Department of Public Works

---

**Type** MN Mitigated Negative Declaration  
**Description** D

The proposed project consists of the demolition of the existing swimming pool, bathhouse and fencing. The project also includes demolishing the existing restroom building and chlorine building both located in the western area of the project site, adjacent to the current play area. The proposed project will redevelop existing recreational facility areas and provide updated and new recreational offerings. This include providing a swimming pool, pool house, water play splash area, skateboard park, picnic area, and restroom building. The proposed renovations and expansion will assist the park in meeting ADA requirements.

---

**Lead Agency Contact**

**Name** Daniel O'Brien  
**Agency** Los Angeles County Department of Public Works  
**Phone** 626-300-3250 **Fax**  
**email**  
**Address** 900 S. Fremont Avenue  
**City** Alhambra **State** CA **Zip** 91803

---

**Project Location**

**County** Los Angeles  
**City** Lawndale  
**Region**  
**Cross Streets** 3850 West Manhattan Beach Boulevard at Prairie Avenue  
**Parcel No.** 435030015  
**Township** 3S **Range** 14W **Section** 27 **Base**

---

**Proximity to:**

**Highways** State Highway 107  
**Airports**  
**Railways**  
**Waterways** Dominguez Creek  
**Schools** Evelyn Carr Elementary School  
**Land Use** County Park Land (County of Los Angeles General Plan Draft/ Open Space Map)

---

**Project Issues**

**Reviewing Agencies** Resources Agency; Department of Conservation; Department of Fish and Game, Region 5; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Department of Health Services; Integrated Waste Management Board; Regional Water Quality Control Board, Region 4; Department of Toxic Substances Control; Native American Heritage Commission

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**Date Received** 10/03/2007 **Start of Review** 10/03/2007 **End of Review** 11/01/2007

**LETTER B - STATE OF CALIFORNIA, OFFICE OF  
PLANNING AND RESEARCH, STATE CLEARINGHOUSE  
AND PLANNING UNIT, TERRY ROBERTS (November 6,  
2007)**

- B-1 The State Clearinghouse acknowledges receipt of the IS/MND and submittal state agencies for review. No response is required.

Letter C

County of Los Angeles Public Library  
7400 East Imperial Hwy., P.O. Box 7011, Downey, CA 90241-7011  
(562) 940-8461, TELEFAX (562) 803-3032

**Library**

MARGARET DONNELLAN TODD  
COUNTY LIBRARIAN

October 22, 2007

TO: Jim Kearns, Section Head  
Project Management Division II  
Department of Public Works

FROM: Terri Maguire *Terri Maguire*  
Chief Deputy County Librarian

SUBJECT: **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION –  
ALONDRA COMMUNITY REGIONAL PARK IMPROVEMENT PROJECT**

This is to respond to your request for comments on the Notice of Intent to Adopt a Mitigated Negative Declaration for the above referenced project.

C-1

This project will not have an impact on library services.

Thank you for the opportunity to provide comments on this project. If you have any questions or need additional information, please feel free to contact me at (562) 940-8418.

TM:DF:MR:dl

U:\STAFF\SERVICES\DEVELOPER FEE\EIR\Alondra Park.doc

c: David Flint, Assistant Director,  
Finance and Planning

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OCT 31 2007

DEPT. PUBLIC WORKS  
PROJECT MANAGEMENT DIVISION II

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OCT 26 2007

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PROJECT MANAGEMENT DIVISION II

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**LETTER C – COUNTY OF LOS ANGELES PUBLIC  
LIBRARY (Downy, CA), TERRI MAGUIRE (October 22,  
2007)**

- C-1 The County of Los Angeles Public Library acknowledges receipt of the IS/MND and confirm that no impacts to library services will occur as a result of the proposed project.

